Le Marche

Penna San Giovanni

Ref. 6019: Casale Vera is a country house for sale that presents a unique opportunity for those seeking to indulge in the charm of rural tourism.
Asking Price: € 435.000



Description

Casale Vera is a country house for sale that presents a unique opportunity for those seeking to indulge in the charm of rural tourism. The property spans 7,500 square meters, offering a generous main building and a quaint detached structure, all surrounded by a meticulously landscaped garden. The highlight is undoubtedly the above-ground pool, complete with a wooden solarium terrace, inviting guests to relax and soak in the panoramic views of the Sibillini Mountains.

The main building houses three self-contained apartments, each exuding rustic elegance with a total of five bedrooms and three bathrooms. On the ground floor, Apartment 1 boasts a spacious open-plan living and dining area, complete with a cozy wood-burning stove and direct access to the verdant garden and pool area. Two double bedrooms feature original stonework, adding to the authentic charm, while a well-appointed bathroom ensures comfort.

Adjacent to this is a versatile storage space or taverna, approximately 55 square meters in size, perfect for hosting guest activities or serving breakfast on rainy days. This level also includes a garage that doubles as a covered parking area and utility room, spanning about 30 square meters.

The first floor is divided into two additional apartments, each offering a double bedroom, a dining room with a kitchenette, and a bathroom with a shower. These spaces are ideal for guests seeking privacy and tranquility.

Crowning the property is the attic on the second floor, an 80-square-meter space that includes a storage area, a room, and a bathroom. This level grants access to a 20-square-meter panoramic terrace, where one can marvel at the 360-degree views of the valley, dotted with medieval villages, and the majestic Sibillini Mountains beyond.

The fourth self-contained apartment is found in a detached building that also has stunning views of the mountains and valley. This apartment has a private external alfresco area, a dining room with kitchenette, two bedrooms and a bathroom with shower.

The property is about 3 km away from the beautiful village with shops, restaurants and bars. The Sibillini National Park is also very close, with great lakes and waterfalls, skiing and outdoor pursuits.

At about 50 minutes from the sea, 20 mins from the mountains and 80 mins from Ancona Falconara and Perugia airports.

The nearby medieval hill towns offer fantastic local food, culture and history. Local festivals and markets render the area lively for those who want to stay closer to home.

This property is ideal as holiday home rentals or for groups of families. It is currently an excellent example of an tuorist business immersed in nature with an excellent profit that allows a family to live comfortably all year round with the income from this activity.

The asking price excludes the brand, the web-site the information brochures for guests (Dutch-English-Italian-German), and the furniture, all those can be purchased apart for the price of 20.000

euro.

Pictures

























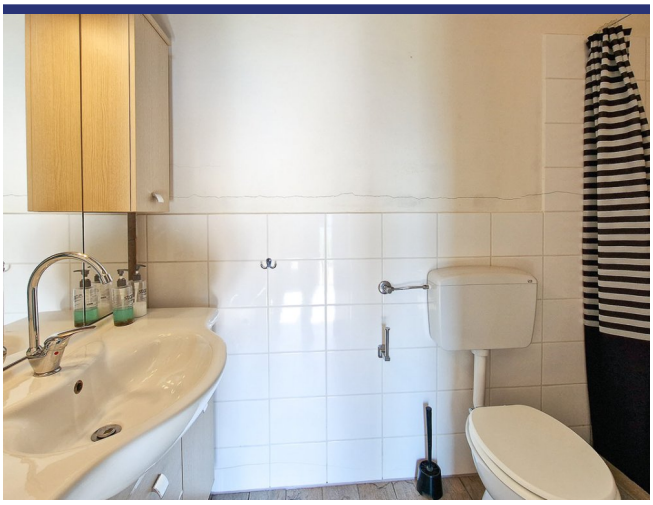
































Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6019
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 40 km to Sea
- 3 km to Village
- Garden
- Terrace
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 435.000
- Floorspace: 402 m^2
- SQM Plot: 7500 m^2
- Bedrooms: 7
- Bathrooms: 5
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Sold

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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