Le Marche

San Ginesio

Ref. 5765: Casa del Fico is a fully restored stone house just minutes from the charming town of San Ginesio, with privacy and fantastic views.
Asking Price: € 339.000



Description

Casa del Fico is a fully restored stone house just minutes from the charming town of San Ginesio, with privacy and fantastic views. The house has been fully rebuilt around 20 years ago, and further updated less than 10 years ago. In addition to its structural and technical aspects, its stone exterior is a work of art. The two loggia sections are perfect for early morning cappuccinos, a late afternoon Prosecco and al fresco dinners. The house itself is simple and unpretentious. The grounds are easy to maintain and easy to enjoy. The big outbuilding, restored in 2015, provides added space.

On the ground floor there's an open kitchen/dining area. The kitchen is made by Le Marche's renowned LUBE and comes with two refrigerators, dishwasher, etc. There's an additional room that can serve as a small lounge or living room, or as the house's 3rd bedroom. There's a very big bathroom with a large shower, a big utility room/laundry equipped with washing machine and more cabinet space, one large storage room and some additional storage in a small closet under the stairs. There are cotto floor tiles and beamed ceilings throughout.

On the 1st floor you exit the stairs into a big, bright, and spacious lounge area with high ceilings looking out toward the beautiful views, with the Sibillini mountains on display in their full glory. This multi-use space is versatile. On this floor you'll also find two bedrooms – the master bedroom, ensuite, and a guest bedroom.

Casa del Fico has some important basics that are not commonly found in a house under €400k. The 2003 rebuilding from the ground up, done by the previous owner, an architect, included a fully anti-seismic structure, the high-end IGLU floor insulation system, underfloor heating in all common living spaces (with radiators in rooms and bathrooms), 4 independent heating zones, all recently updated in 2016 with a high efficiency BAXI boiler system. Adding charm to those winter nights, both the house and the main outbuilding also feature wood stoves – made by JOTUL, a top end Norwegian stove producer. All the windows and glass doors are recently installed with double-glazed, thermal glass and insect screens. There is a broadband internet.

The garden features several outdoor water faucets and two outdoor garden sinks. On a more aesthetic note, the restoration at Casa del Fico made liberal use throughout of the original stone that makes the efficient, newly rebuilt house feel like an "old" stone house with character. The south-facing plot of Casa del Fico is a manageable 3,000 sqm. It's silent and private but not at all isolated. A portion of the plot is wooded and provides firewood for the buildings. The rest is relatively flat and landscaped with beautiful roses and flowers throughout. Fruit trees dot the plot – wild cherries, apples, various kinds of grapes, a walnut tree and one of the most impressive fig trees you'll ever see – plus, there are 2 olive trees.

The views from Casa del Fico are spectacular – rolling hills and the impressive Sibillini Mountains. The two loggias, previously mentioned, complete the exterior along with the old/traditional outdoor staircase, reconstructed during the rebuilding, which is typical of Le Marche country architecture. Casa del Fico is reached via a relatively short white road that connects to a paved provincial road, Strada Statale 78.

Added value at Casa del Fico comes in the form of two outbuildings. One has approximately 30 sqm and requires restoration. The other is approximately 80 sqm over 2 floors. It was restored in 2015, and while presently registered as a "storage" building, the owners use the 1st floor as a comfortable office. This floor, restored to the same standards as the house, has air-conditioning and a wood stove for heating. The ground floor functions as a garage and as wood storage. A project to turn this building into a second living unit was approved in 2003, when the main house was rebuilt, and can be renewed if that fits your plans.

Casa del Fico is located near the medieval town of San Ginesio, a classic hill-town with amazing panoramic views, park spaces and a weekly market. The house is around 15 minutes from the SS77 Superstrada – which means that you can reach the house quickly from at least 3 different airports. You're at the beach in 40 minutes and in Umbria in 50 minutes. You can head to the mountains of the Sibillini National Park in 20-25 minutes – a center of trekking, cycling, walking, hang-gliding and simple relaxing.

Pictures



























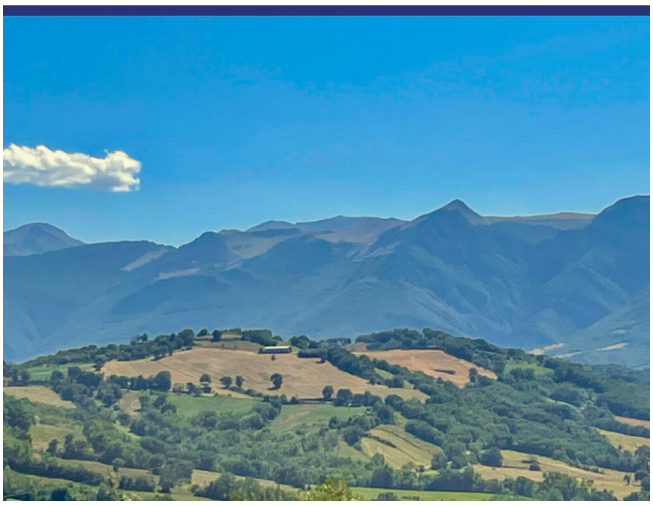




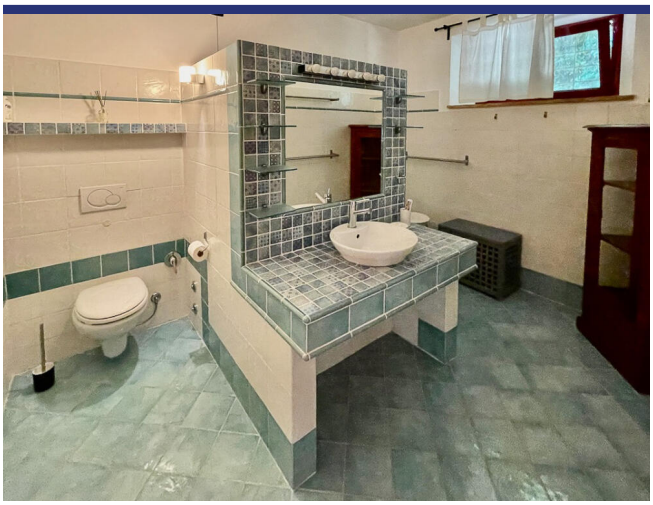






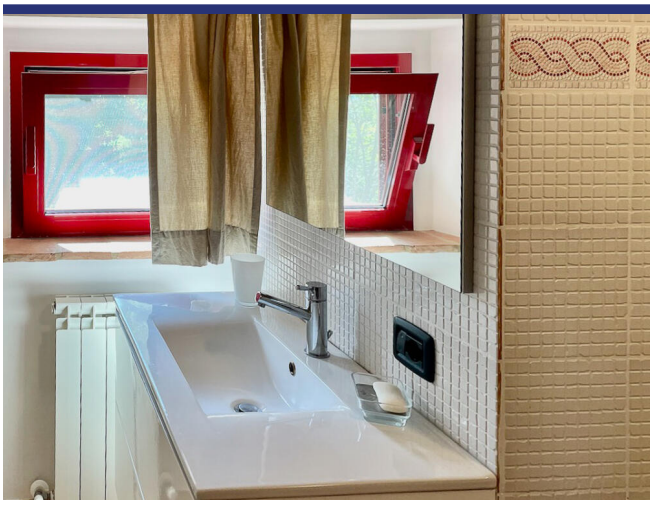







Hotpoint
ARISTON

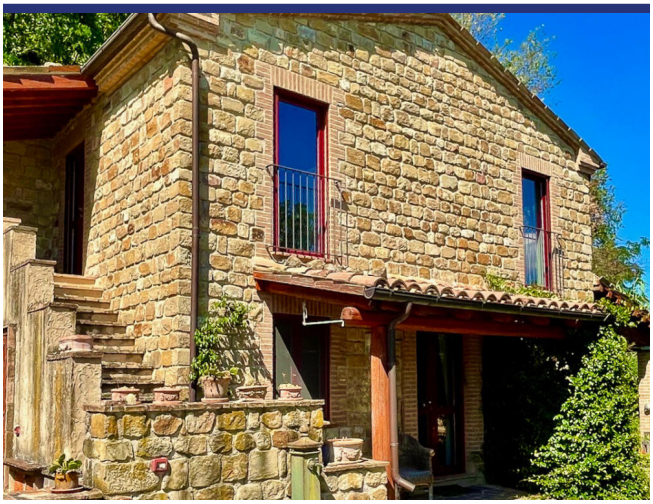














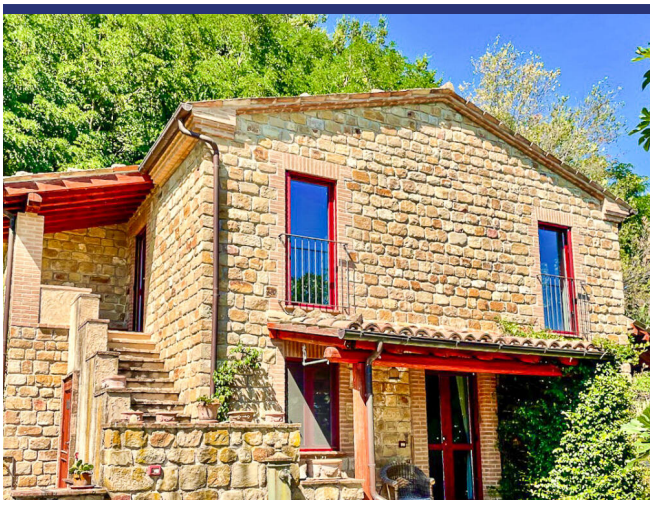
















Location & Details



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

- Reference: 5765
- Villa/Farmhouse
- Panoramic View
- 40 km to Sea
- 5 km to Village
- Garden
- Terrace
- Central Heating
- Garage: Yes
- Guesthouse: To be realised
- Asking Price: € 339.000

- Floorspace: 280 m^2
- SQM Plot: 3000 m^2
- Bedrooms: 3
- Bathrooms: 2
- Rental Potential: Good
- Condition of the Property: Fully restored
- Status: Available

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?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net



© ItaliaCasa. The information in this brochure has been compiled with the utmost care. However, it has an informative character and should only be regarded as an invitation to enter into negotiations. The contents of this information will not be legally binding in any way. ItaliaCasa is not liable for damages resulting from incorrect information or otherwise.