Le Marche

San Ginesio

Ref. 3735: Great Authentic Country House
Asking Price: € 480.000



Description

Casa Emilia is just 10min. from one of the Marche's most beautiful towns, San Ginesio. No detail has been left unconsidered making this a lovely and comfortable country home. There is an 8mx12m black swimming pool set amidst a lavender landscaped garden. The house is composed on 3 levels, 350m^2 including 6 bedrooms, 3 & 1/2 bathrooms, a gourmet eat in kitchen, a dining room for entertaining. There is 100m^2 of garage that could be developed but the amount of storage this provides separate from the main house is already an absolute luxury.

The kitchen is beautifully finished with contemporary concrete units and has ample storage space for all the essentials. The elegant drawing room complete with roasting wood burning stove leads to an intimate dining room where the walls echo with good times.

The master bedroom overlooks the pool and leads into a stunning en suite complete with twin sinks and a deep, luxurious bath.

There are a further 3 north facing double bedrooms on the first floor. A stylish bathroom complete with contemporary finishings which include a rain shower head over the bath and stylish grey tiles. The laundry room also hosts a double shower which is affectionately referred to as the 'Doppio.'

The top level of the house hosts two further twin bedrooms and also a large office/ media space with built in book shelves and plenty of space for the children to play.

The garden can best be described as an extension of the interior of the house. It has been professionally designed and has been well established over the years. There is herbaceous borders on either side of the wisteria pergola under planted with specimen iris, peonies and agapanthus. There is a huge variety of roses, lavender borders and Beth Chatto inspired gravel garden. In addition there is a perfectly sized vegetable garden.

The pergola leads up to a stunning black lined swimming pool. Beside the pool there is a storage space known as the 'Giraffe House' which has a sink, generous storage space and an electrical outlet.

You will find virtually every kind of fruit trees - pomegranates, apricots, dessert grapes, plums, apple, fig, hazelnut and pears. The crowning glory is the olive trees. The majority of the trees were planted some fifty years ago and produce an annual yield of between 60 and 75 litres of the most perfect organic extra virgin olive oil.

The six acre wood comprises mainly of oak and hornbeam and will keep Casa Emilia in logs for the foreseeable future. The wild flowers in the wood are equally spectacular - primroses, violas, hepaticus, imported bluebells, cyclamen and some orchids.

The nearest airport, Ancona is 1 hour away, the mountains a mere 30 minutes and the Adriatic Coast for the beaches in less than 45 minutes. The location, the luxury, the design all could provide a readymade income for holiday rentals.

Casa Emilia is currently being thoroughly restored and the expectation is that at the end of 2018 the house is restored to its full glory.

Pictures





































Location & Details



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

- Reference: 3735
- Villa/Farmhouse
- B&B/Agriturismo
- Restoration Project
- Panoramic View
- 40 km to Sea
- 5 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Yes
- Guesthouse: To be realised
- Pool: Yes
- Asking Price: € 480.000

- Floorspace: 350 m^2
- SQM Plot: 13000 m^2
- Bedrooms: 6
- Bathrooms: 4
- Rental Potential: Good after renovation
- Condition of the Property: Partly to be renovated
- 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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