Le Marche

San Ginesio

Ref. 6018: Nestled in the serene Italian countryside of Le Marche, this meticulously reconstructed farmhouse offers a harmonious blend of traditional charm and modern resilience.
Asking Price: € 260.000



Description

Nestled in the serene Italian countryside of Le Marche, this meticulously reconstructed farmhouse offers a harmonious blend of traditional charm and modern resilience. The two-story property, boasting two bedrooms and two bathrooms, stands as a testament to architectural dedication and the enduring spirit of restoration. The first floor, accessible by an external staircase, unfolds into a spacious living area, a bedroom, and a bathroom. The ground floor, home to the kitchen, an additional bedroom and bathroom, seamlessly integrating convenience with the rustic allure of country living.

The garden, an extension of the living space, invites the outdoors in, creating a fluid transition that emphasizes the home's unity with nature. The panoramic views of the Sibillini Mountains serve as a breathtaking backdrop, ensuring privacy and tranquility. The reconstruction of this farmhouse, following the devastating earthquake of 2016, is a narrative of resilience. With financial support from the EU, the owners embarked on a journey to preserve the essence of the original structure while fortifying it against future seismic events. The foundation, anchored by deep piles, establishes a robust connection with the stable subsoil, forming the bedrock of this secure haven.

An impermeable membrane shields the foundation from moisture, while the dual-layered walls—comprising anti-seismic terracotta blocks and stones from the original edifice—interlock with steel ties, creating a fortress against the forces of nature. The strategic placement of a reinforced concrete ring beam, both at the roofline and within the central load-bearing wall, further solidifies the structure's integrity. The aesthetic beauty of the chestnut beams and original roof tiles belies the strength beneath, where insulation and a waterproof membrane lie hidden.

The craftsmanship of a family contractor, steeped in generations of building tradition, ensures that every detail adheres to the highest standards of quality and safety. The invisible integration of steel and concrete within the walls preserves the farmhouse's historical appearance, offering a living space that is both authentically rustic and reassuringly secure.

With the structural work complete, the potential for expansion beckons, promising an additional 30 square meters of customizable space.

The property is conveniently located between the mediaval town San Ginesio and the larger city of Tolentino.

Pictures























































Location & Details



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

- Reference: 6018
- Villa/Farmhouse
- Panoramic View
- 30 km to Lake
- 45 km to Sea
- 5 km to Village
- Garden
- Garage: To be realised
- Guesthouse: To be realised
- Pool: To be realised
- Asking Price: € 260.000

- Floorspace: 80 m^2
- SQM Plot: 3000 m^2
- Bedrooms: 2
- Bathrooms: 2
- Rental Potential: Good
- Condition of the Property: Fully restored
- 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?

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.