Le Marche

San Ginesio

Ref. 6410: Renovated villa with swimming pool and panoramic views, privately yet conveniently located near San Ginesio in Le Marche, with fenced garden and outbuildings.
Asking Price: € 430.000



Description

Renovated Villa with Swimming Pool and Panoramic Views of the Sibillini Mountains

In a private yet non-isolated location, just five minutes by car from San Ginesio and approximately fifteen minutes from Tolentino, in the province of Macerata, we offer for sale a beautifully renovated villa with three accessories, set within a fully fenced garden of approx. 3,680 sqm and featuring a swimming pool measuring 5 x 10 metres.

The property enjoys a dominant, sunny and panoramic position, with open views over the rolling countryside and the Sibillini Mountains. Access is easy via a well-maintained municipal road.

The garden completely surrounds the buildings and is entirely fenced. Passing through the entrance gate, you reach the parking area and then the well-kept green spaces, with the villa positioned at the centre of the plot.

The main house is arranged over three levels, including the attic. On the ground floor there is a covered porch of approx. 28 sqm, ideal as a summer living and dining area. From here you enter the spacious and bright kitchen-dining room, the heart of the home. The floor also comprises a living room, entrance hallway and a guest bathroom located under the staircase.

The internal staircase leads to the first floor, where a large hallway with access to a panoramic balcony distributes the sleeping area. Here there are three double bedrooms, including a master bedroom with en-suite bathroom with shower, as well as a second bathroom equipped with both a large shower and a bathtub.

Continuing up the same staircase, you reach the attic level, currently unused, offering the possibility to create additional rooms or living spaces if required. Each floor measures approximately 115 sqm gross.

The villa was fully renovated in 2011 and is equipped with all main services, including electricity, connection to the public water supply, LPG heating system, septic tank and Wi-Fi.

The property also includes three accessory buildings, currently used as storage rooms and warehouse, which could be partially converted into additional living spaces, subject to permissions.

A significant portion of the furniture and contents currently in the house is included in the sale.

Pictures























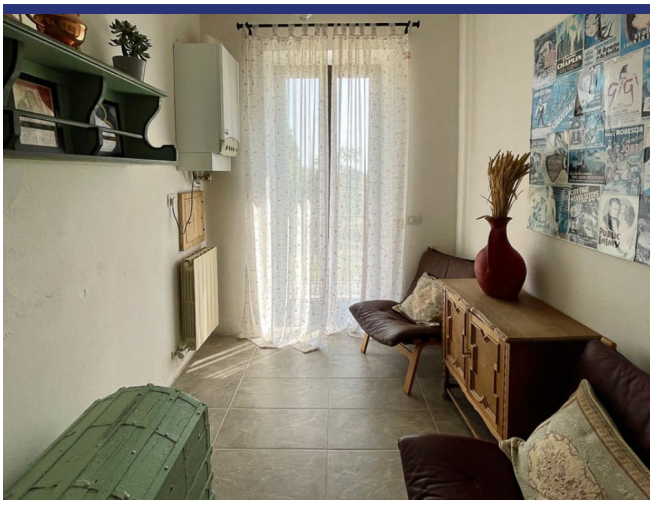



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ABOUT
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IDEA

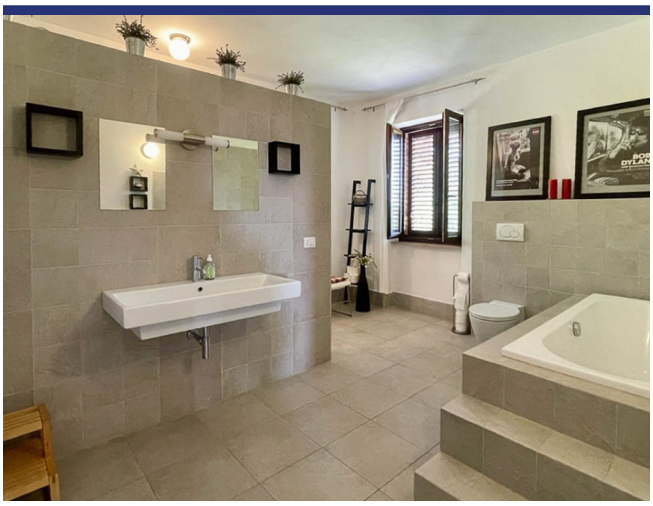


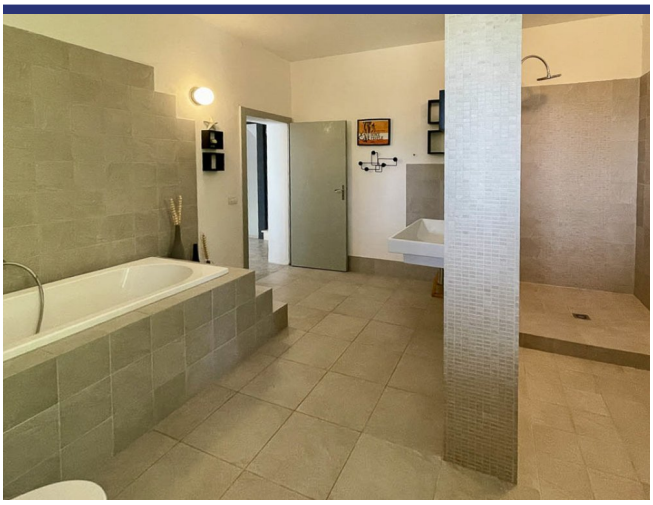
























Location & Details



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

- Reference: 6410
- Villa/Farmhouse
- Panoramic View
- 40 km to Sea
- Garden
- Terrace
- Central Heating
- Garage: Yes
- Guesthouse: To be realised
- Pool: Yes
- Asking Price: € 430.000

- Floorspace: 290 m^2
- SQM Plot: 3680 m^2
- Bedrooms: 3
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Very good
- 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

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