Le Marche

San Ginesio

Ref. 6453: Restored stone farmhouse with swimming pool, 15 hectares of woodland and panoramic views of the Sibillini Mountains.
Asking Price: € 720.000



Description

Villa Barbara is a beautifully restored traditional stone farmhouse for sale set in the heart of the rolling countryside of Le Marche. Approached along a quiet white country road, the property enjoys a wonderful sense of privacy while still being within easy reach of a handful of neighbouring country homes.

The villa occupies an enviable panoramic position with open views towards the majestic Sibillini Mountains. The property lies on the edge of the beautiful Parco Nazionale dei Monti Sibillini.

The location is also particularly strategic, set between the charming historic towns of Sarnano and San Ginesio. Both towns are known for their characterful historic centres, restaurants and local amenities.

A particularly special feature of the property is the 15 hectares of woodland that belong to the estate. These woods create a natural buffer of peace and seclusion, while requiring minimal maintenance from the owner. Surrounding the house is a fully fenced garden of approximately 5,000 sqm, thoughtfully planted with a variety of trees. The garden is intentionally manageable in size and ideal for those wishing to enjoy outdoor space without extensive upkeep. Being completely enclosed, it is perfect for both dogs and young children.

Within the garden sits a beautiful fenced swimming pool of 7 x 12 metres, positioned to take full advantage of the sweeping mountain views. The fencing provides additional safety for families and pets. A charming gazebo nearby offers a wonderful spot for relaxed lunches and long summer evenings outdoors.

The garden also provides ample space for vegetable gardening for those who enjoy growing their own produce. Within the fenced grounds there are several fruit trees, including fig, plum, pomegranate, quince, apple, cherry and pear trees.

There is ample parking space on the property, allowing several cars to be comfortably accommodated. Electric gates provide secure access and ensure the parking area remains private and protected.

The farmhouse itself has been carefully restored in traditional stone, preserving the authentic character and charm typical of rural homes in Le Marche. The house is arranged over two floors and offers approximately 331 sqm of living space, providing generous accommodation for both family living and hosting guests.

On the ground floor, a welcoming entrance hall leads into a cosy living room with a fireplace — the perfect place to relax during the cooler months. From here you enter a bright and spacious kitchen with doors opening directly onto the pool area, creating an ideal indoor–outdoor flow for summer living. Also on this floor is one of the bedrooms, which opens onto the garden, making it a lovely setting to step outside with your morning coffee. A bathroom with shower and several practical storage rooms, including space for laundry appliances, complete this level. The floors throughout are finished in traditional tiles.

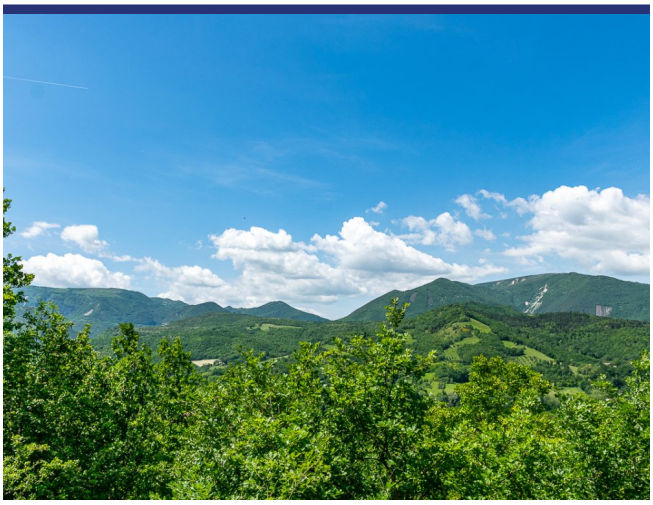
The first floor features beautiful wooden flooring throughout. Here you will find a second, smaller sitting room or TV room with access to a terrace overlooking the mountains. This floor hosts four bedrooms in total, each with its own private bathroom, offering comfortable accommodation for family and guests alike.

Villa Barbara is a property that combines authentic Marche character, privacy and breathtaking views, making it a wonderful countryside retreat in one of the most beautiful areas of Le Marche.

Pictures















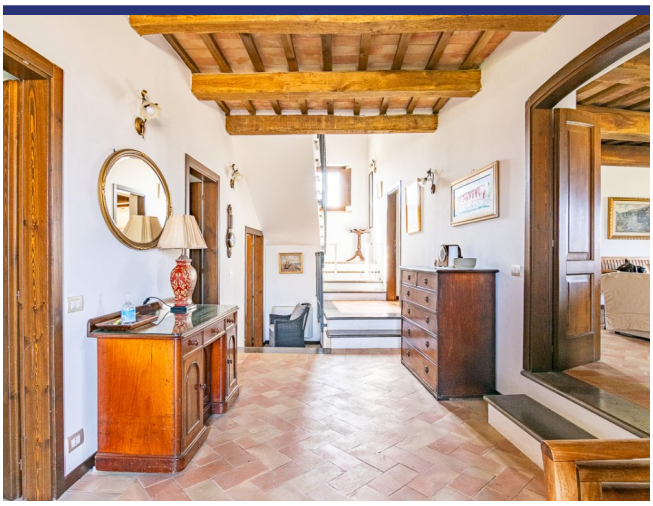
















































Location & Details



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

- Reference: 6453
- Villa/Farmhouse
- Panoramic View
- 40 km to Sea
- 5 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 720.000

- Floorspace: 331 m^2
- SQM Plot: 157820 m^2
- Bedrooms: 5
- 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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