Le Marche

San Ginesio

Ref. 4357: Villa in the countryside with four bedrooms and swimming pool
Asking Price: € 480.000



Description

Casa Gatti is situated between two delightful villages, San Ginesio (designated as one of the prettiest villages in Italy) to the South and Urbisaglia with its dramatic Roman ruins and fascinating castle, to the North. The house lies in the midst of a spectacular valley with panoramic views to all sides.

Interior

Downstairs a hallway leads to the soggiorno (living room) with a traditional vaulted ceiling and a Volcano fire which will also heat the radiators. There is a large modern kitchen/diner which leads into a small sitting room with a log burning fire. To the rear there is a large utility room. A compact toilet and wash hand basin are tucked under the stairs.

The grey marble staircase takes you up to four bedrooms. Two doubles with en-suite shower rooms and two twins sharing a family bathroom. All bedrooms have ceiling fans and bug guards on all windows.

Outdoors

Outside extensive terraces all ow for dining under cover and also outside, with plenty of seating area and an outside kitchen. This comprises a BBQ with custom made oak and slate unit and a state-of-the-art modern pizza oven.

The garden is professionally designed to be low maintenance comprising a gravel area planted with suitable alpine plants, olive trees (for your own oil), mature fruit trees, and well-established repeat flowering shrub roses for year-round colour. A selection of large pots, some planted with perennials and some with annuals, are watered using an automatic system. A tapestry hedge of Bay, rose, pyracantha and blackthorn forms a barrier to the east of the property.

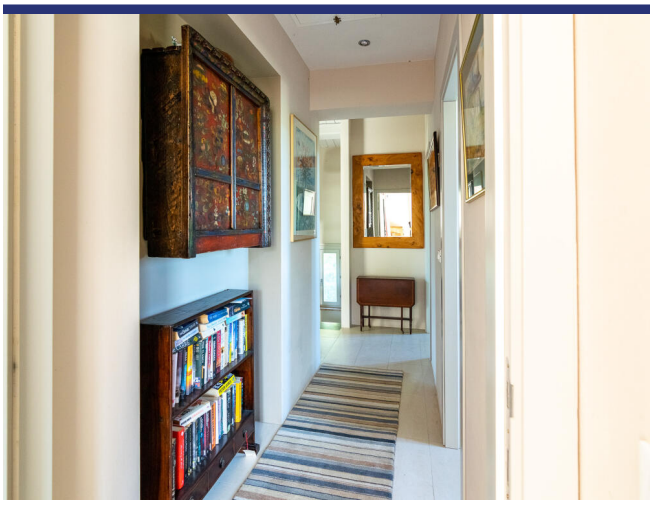
The saltwater pool (11mx4m) has a large terrace for loungers, and provision for a shade sail against the heat of the sun.

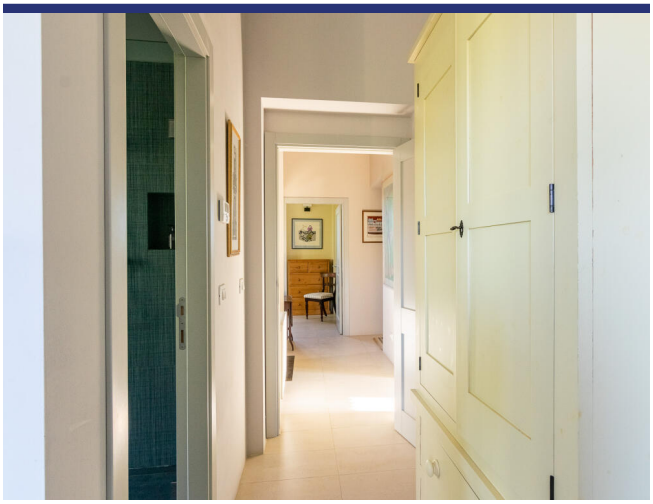
It is just over an hour from Ancona airport, within easy reach of airports at Perugia, Rome and Bologna, 40 minutes from the sea and the same from the mountains.

Pictures







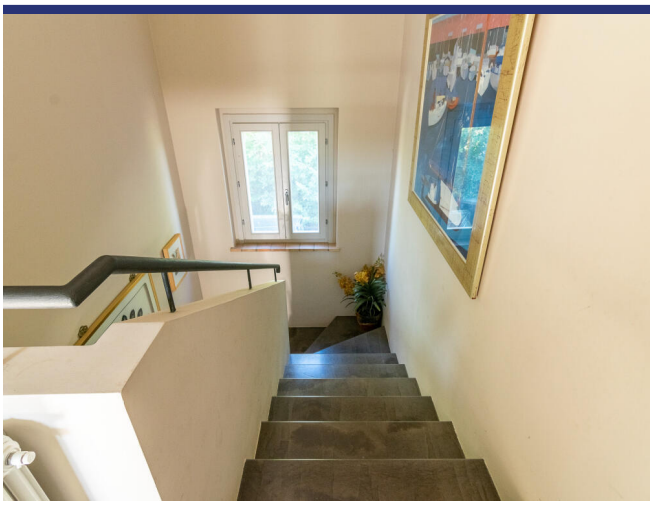












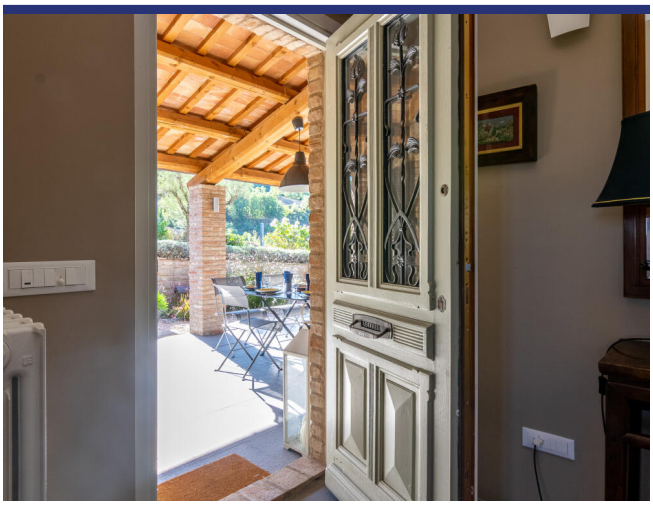


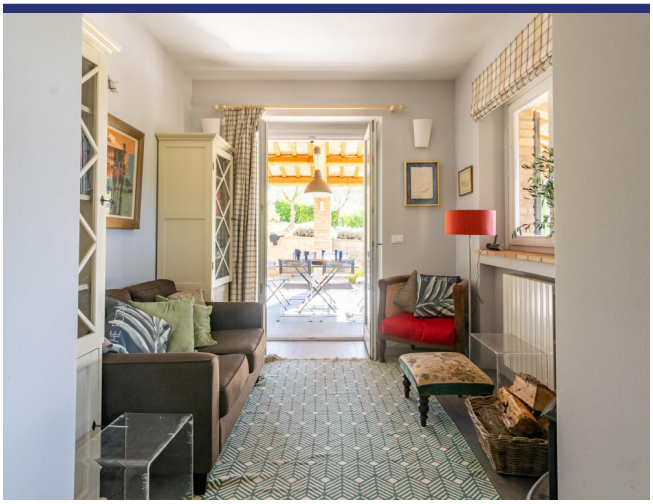





























CASA
GATTI

















Location & Details



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

- Reference: 4357
- Villa/Farmhouse
- Panoramic View
- 40 km to Lake
- 40 km to Sea
- 5 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 480.000

- Floorspace: 210 m^2
- SQM Plot: 1520 m^2
- Bedrooms: 4
- Bathrooms: 3
- 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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