

Le Marche

San Giorgio di Pesaro, Terre Roveresche

Ref. 6643: A renovated farmhouse in a stunning location. This beautiful property is situated in San Giorgio di Pesaro, in the municipality of Terre Roveresche, less than half an hour from the Adriatic coast.

Asking Price: € 695.000



Description

A renovated farmhouse in a stunning location with 360° views across the hills towards the Apennines and the sea. This beautiful property is situated in San Giorgio di Pesaro, in the municipality of Terre Roveresche, less than half an hour from the Adriatic coast.

The property comprises two residential units: a main house and an adjoining guest flat with its own entrance.

Layout of the main house: The portico leads into an open-plan hall with direct access to the cosy kitchen and the large living room. Bathroom with washbasin, toilet, bidet, shower cubicle and washing machine connection. On the first floor there is a toilet and four large bedrooms.

The guest flat is spacious and features an open-plan kitchen and living room, a bedroom and a bathroom with a shower, toilet, bidet and washbasin. A spiral staircase in the living room leads to a mezzanine with a Velux skylight, where additional sleeping accommodation can be created for 2–4 people.

In the attractively landscaped, fully enclosed garden, there is a beautiful swimming pool (10 x 4.5 x 1.42 m), there are three storage sheds and a 38 m² carport. The plot measures approximately 3,000 m² and is accessed via a wrought-iron entrance gate. The property is situated on a easily accessible country lane.

The fixed portico in front of the house offers a lovely spot on warm summer days and has a direct view of the swimming pool. The garden surrounds the house and has been tastefully landscaped (oleanders, jasmine, cypresses, ornamental shrubs, fruit trees, etc.).

Special features: central heating on the ground floor of the main house (although connections for radiators are available on the first floor – the current owners use it as a summer house); however, the guest house has central heating on both the ground floor and the first floor (the mezzanine). There is a wood-burning stove in the living room, the roof is fully insulated, and all windows and doors are double-glazed.

Distances:

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Nearest amenities (supermarket, bank, bar, etc.) 4 km away

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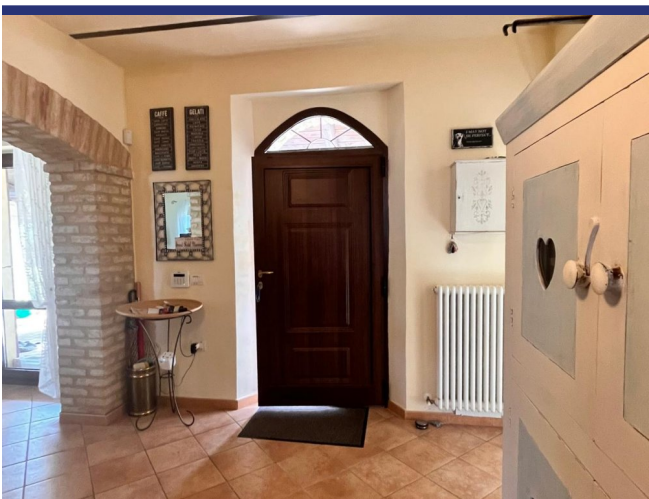
Sea: 16 km to Marottabeach, 24 km to Fano beach

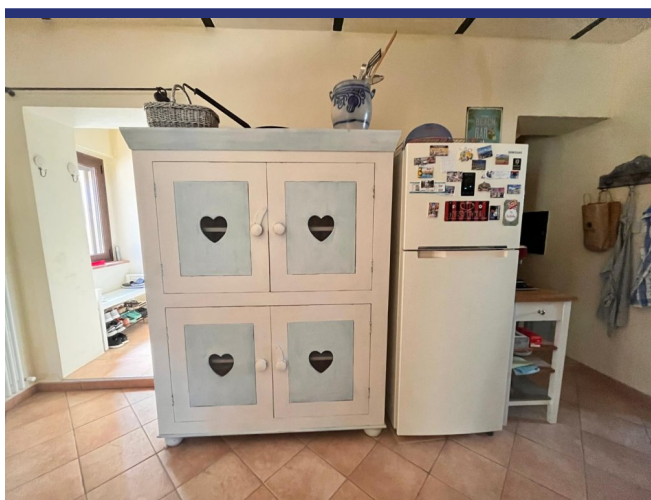
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International airports: Falconara-Ancona: 47 km, Bologna: 184 km, Perugia: 100 km.

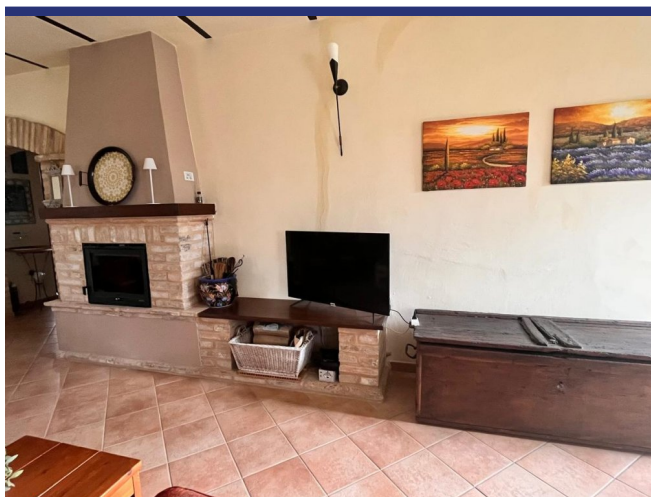
Pictures

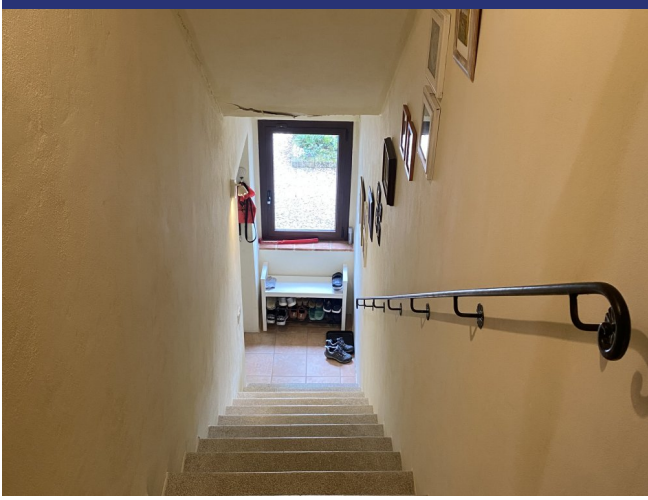






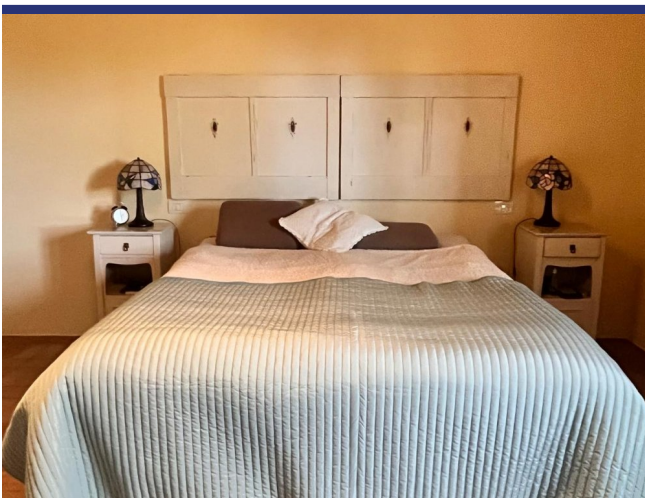


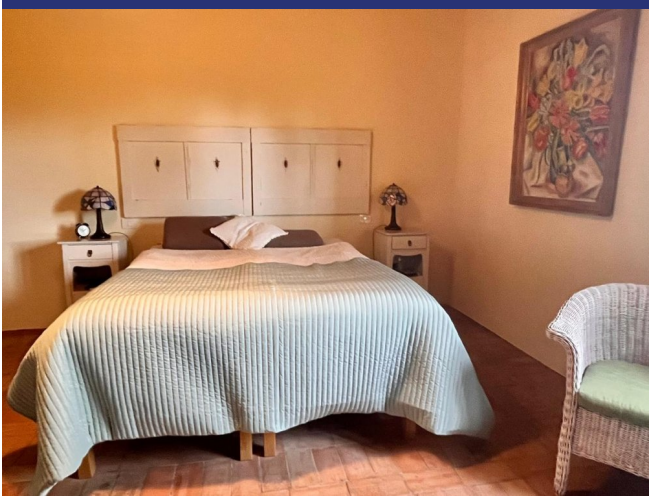












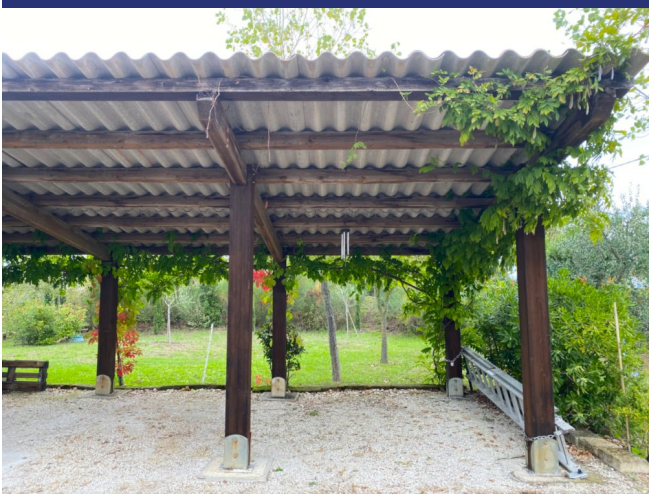
















Location & Details



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

- Reference: 6643
- Villa/Farmhouse
- B&B/Agriturismo
- Seaview
- Panoramic View
- 16 km to Sea
- 4 km to Village
- Garden
- Central Heating
- Fire Place
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 695.000
- Floorspace: 200 m²
- SQM Plot: 2988 m²
- Bedrooms: 5
- Bathrooms: 2
- Rental Potential: 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 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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