

# Le Marche

## San Lorenzo in Campo

Ref. 6129: Renovated country house in Montalfoglio, with (possibility of) 4 bedrooms, 2 bathrooms, above-ground pool, panoramic views

Asking Price: € 380.000



# Description

In Montalfoglio, a medieval borgo at 400 m altitude, a few kilometres from San Lorenzo in Campo, province of Pesaro Urbino, is this renovated country house (240 m<sup>2</sup>) for sale with a lovely garden (2700 m<sup>2</sup>) with several olive trees, a terrace and a fine above-ground swimming pool. In the immediate vicinity of the borgo, one can escape the busy daily life here, and enjoy the peace and quiet and beautiful views over the rolling hills of Le Marche.

Layout ground floor: large tavern, bathroom, two spacious storage rooms (currently used as bedrooms), a laundry room with small kitchen and a storage room under the stairs leading to the upper (living) floor. This residential floor is also directly accessible from the garden, and comprises a large living room with pellet stove, a spacious fully equipped kitchen, a bedroom, studio and bathroom.

Wifi and all utilities are present and working.

Nearest amenities (supermarket, weekly market in the square, bank, pharmacy, bar, restaurants, etc.) in San Lorenzo in Campo 3 km away.

The borgo of Montalfoglio has a fantastic restaurant with outdoor terrace where you can enjoy local dishes and wines.

Nearest international airport Ancona Falconara: 60 km

# Pictures

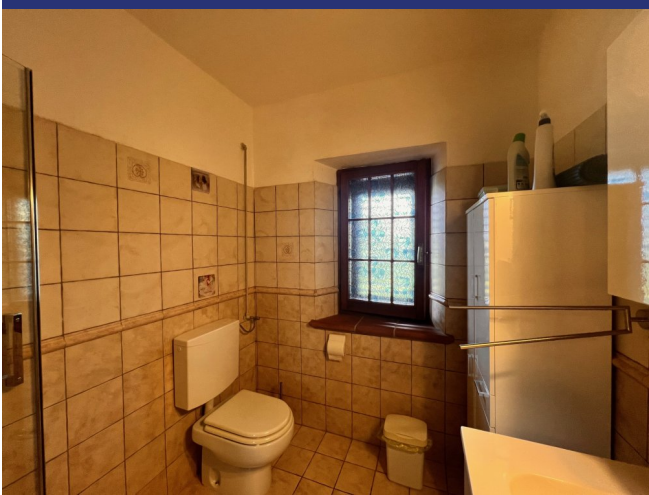




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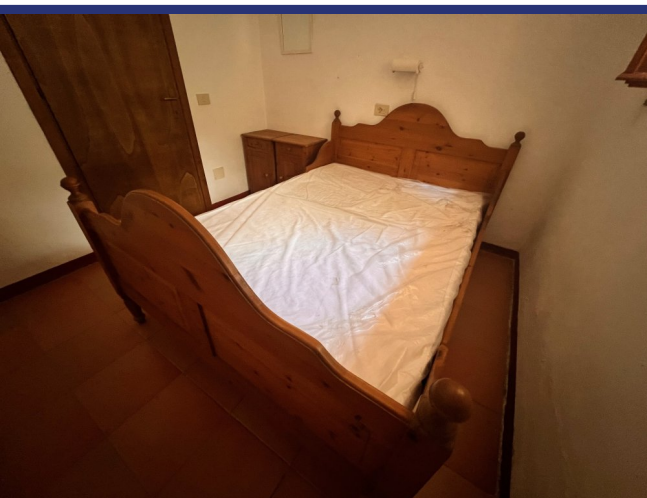








Ref. 6129 San Lorenzo in Campo















# Location & Details



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

- Reference: 6129
- Villa/Farmhouse
- Panoramic View
- 30 km to Sea
- 3 km to Village
- Garden
- Terrace
- Pool: Yes
- Asking Price: € 380.000
- Floorspace: 240 m<sup>2</sup>
- SQM Plot: 2700 m<sup>2</sup>
- Bedrooms: 4
- 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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