# Le Marche

## San Marcello

Ref. 2708: Prestigious villa in breathtaking scenery
Asking Price: € 1.999.000



# Description

Prestigious and spacious villa with nine bedrooms and six bathrooms in modern interior style based on old rustico. The villa is situated on a small hill along the slopes of the Le Marche hills near to the Apennine Mountains. The house is located 10km from the sea and twenty minutes drive from the comfortable airport of Ancona.

On the ground floor there is a spacious hall with central staircase, a living room with fireplace and spacious outdoor terrace, a spacious dining room with access to the covered terrace, a modern kitchen with all appliances, two bedrooms each with private bathroom, toilet indoor and an outdoor toilet.

On the first floor which is reachable via a magnificent transparent staircase are four bedrooms and two bathrooms, a large multi-function (play)room, and the stairs to the second floor.

On the second floor there is the spacious master bedroom with bathroom en suite. In the beautifully landscaped garden of 5000m2 around the house is the swimming pool of 7x17m with surrounding spacious sun terraces.

The pool equipment is located in the basement room built into the slope. In the three and a half hectares of land there are some fruit trees and 450 olive trees. On the property is a detached guest house with living room/kitchen and two bedrooms and a bathroom. The house is completely renovated with care, using high quality materials and the latest techniques like under floor heating, airconditioning en solar panels.

The view around the fields, olive groves and vineyards are breathtaking and has each season it's own color palette. The medieval walled town of San Marcello with about two thousand inhabitants is a five minute drive away and provides the daily requirement. An exceptional property in a beautiful and easily accessible location.

Hereunder a video impression:

[youtube=https://www.youtube.com/watch?v=Bom3A8323Po]

# Pictures



















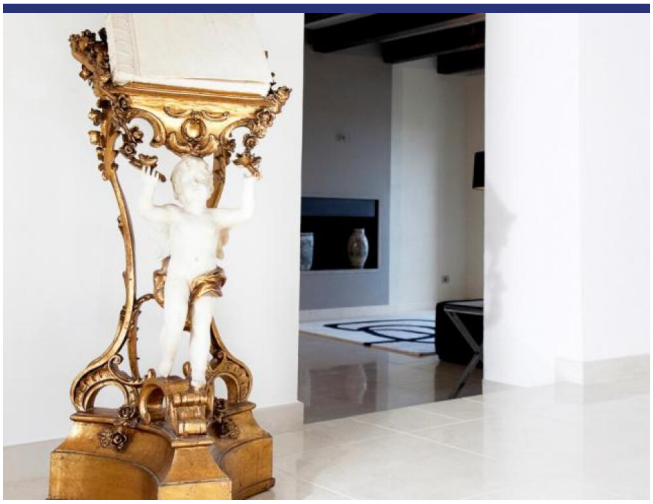

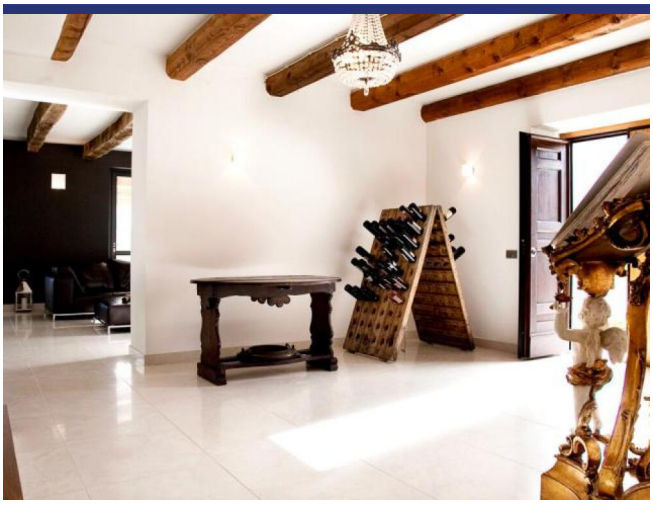

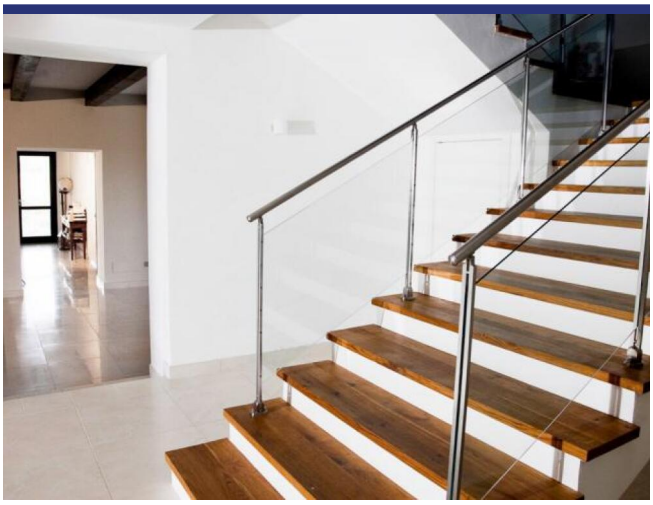



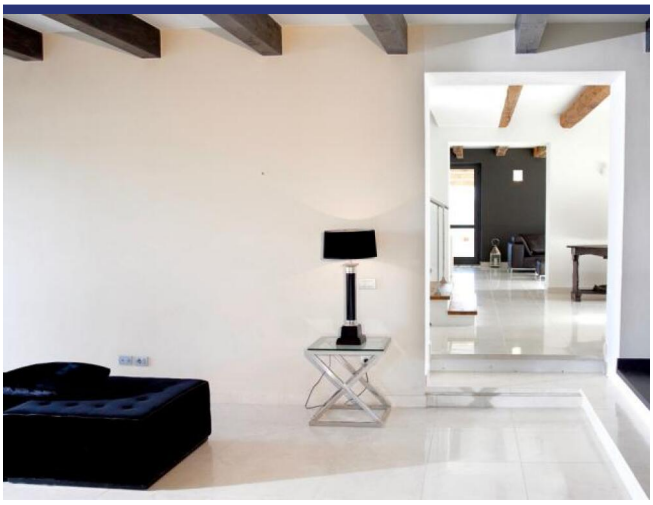



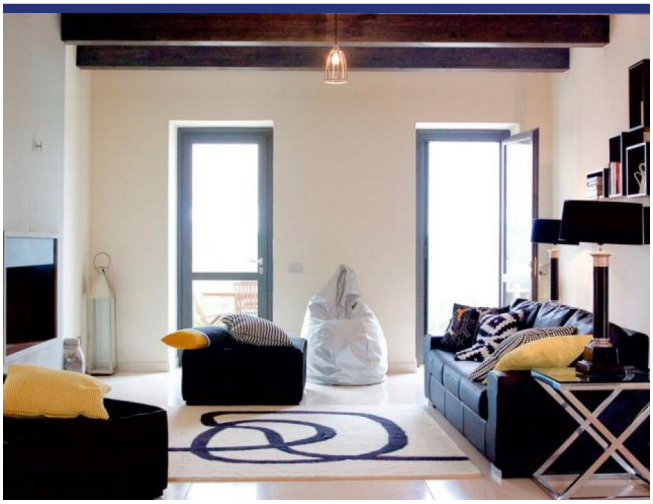



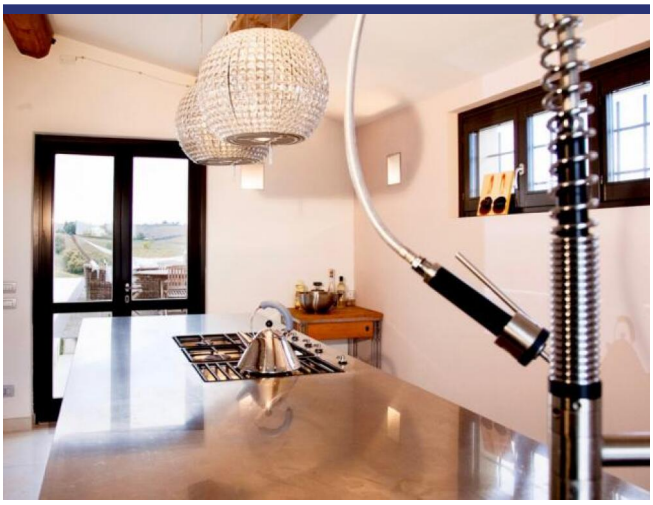

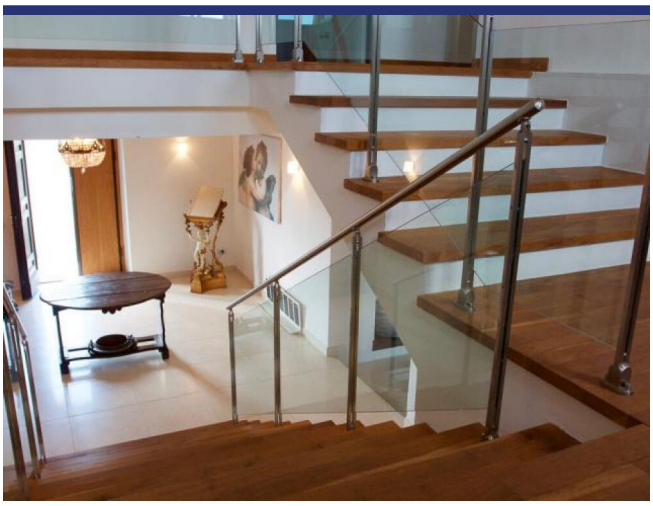





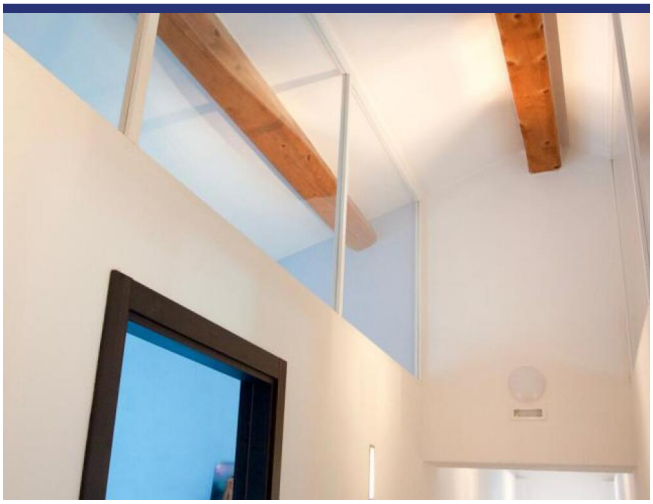









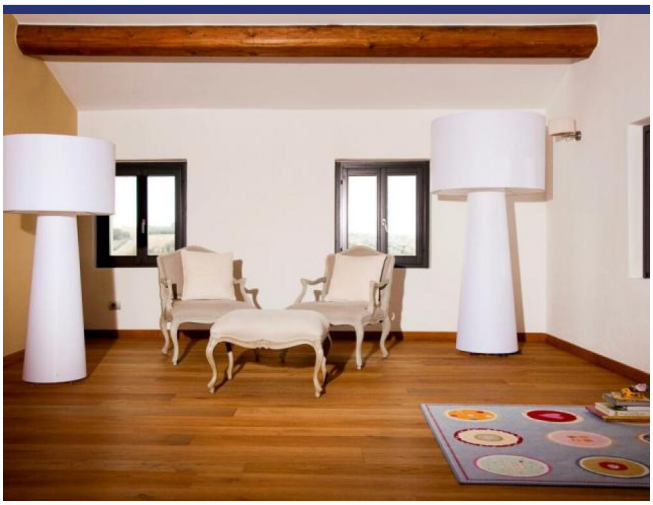

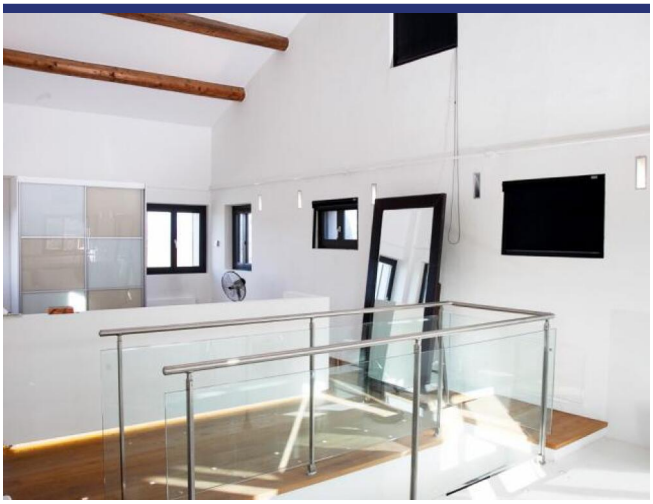

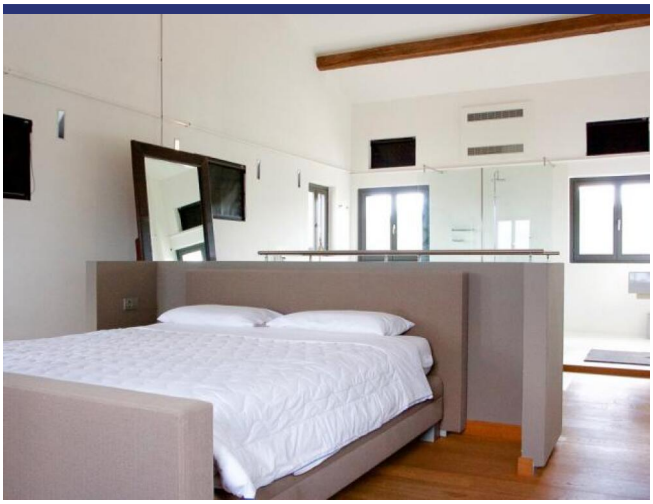





















# Location & Details




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

- Reference: 2708
- Villa/Farmhouse
- Panoramic View
- 30 km to Sea
- 6 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 1.999.000

- Floorspace: 550 $m^2$
- SQM Plot: 35000 $m^2$
- Bedrooms: 9
- Bathrooms: 6
- Property Management
- 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?

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