Le Marche

Sant' Angelo in Vado

Ref. 5105: Beautifully situated villa on a hilltop with panoramic views and 4 apartments.- REDUCED IN PRICE!
Asking Price: € 435.000



Description

On the ground floor are the private apartment of the owners, and a fully furnished 2-person apartment, accessible through a private entrance, and equipped with a lovely private terrace and garden. The outside staircase leads to the first floor, where there is a communal terrace and the private entrances of a 2-person apartment and a 4-person apartment. The total surface of this villa is 225 m².

The house is located at the end of a white road that is easy to drive on, which guarantees peace and privacy. In the area you can walk endlessly, enjoying the unique flora and fauna of this area, without meeting anyone. In the park-like garden of 7,000 m², 5 terraces and various seating areas have been created, surrounded by various fruit trees, olive trees, rose bushes and lavender, where you can enjoy the silence, nature and the breathtaking view undisturbed.

The 700-year-old villa was destroyed in World War II, but has recently been fully restored in 7 years and made earthquake-resistant. The roof and outer walls are insulated, so that the house remains cool inside in the summer, and there is hardly any heat loss in the winter. The central heating boiler was replaced in March 2022, and the heating of each room can be regulated independently. The windows are fitted with thermal glass and insect screens, and the frames and shutters are in good condition. The house can rightly be called energy efficient.

The water supply in and around the house is controlled by a system connected to 2 deep, underground water sources. The 2 wells of resp. 5,000 and 35,000 liters normally ensure that there is enough water even in the driest period, even when the apartments are fully occupied. It is important to know that all farmers in the wider area work their land organically, so that the water is of very good quality. The gas supply is by means of an underground tank with a capacity of 1,500 liters.

This well-run "agriturismo" is a dream for Italy lovers who would like to start an activity (rental apartments, Bed & Breakfast, cycling/walking holidays, etc.)

The asking price includes the entire furniture / inventory of the guest apartments.

Distance to nearest amenities: 3 km (Peglio)

Travel time to the sea: 1 hour (Adriatic coast, Fano)

Travel time to nearest airport: 1 hour 20 minutes (Ancona, Falconara)

VIDEO:

https://www.youtube.com/shorts/N9xABAqzjJw

Pictures









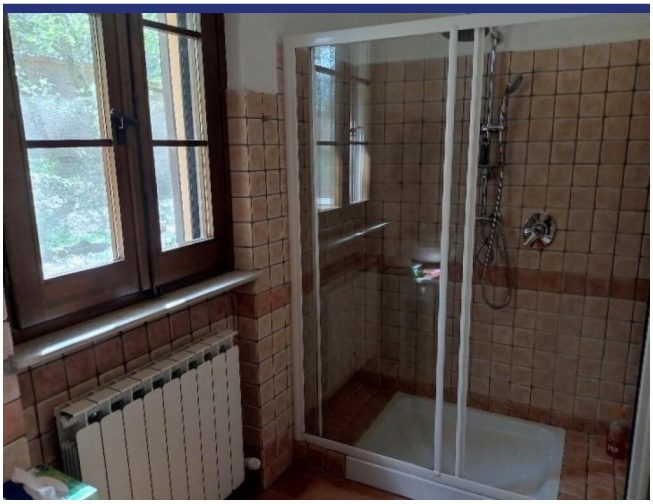


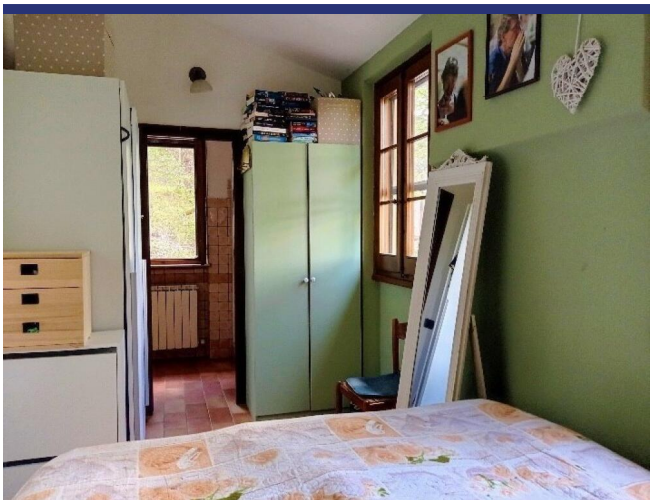








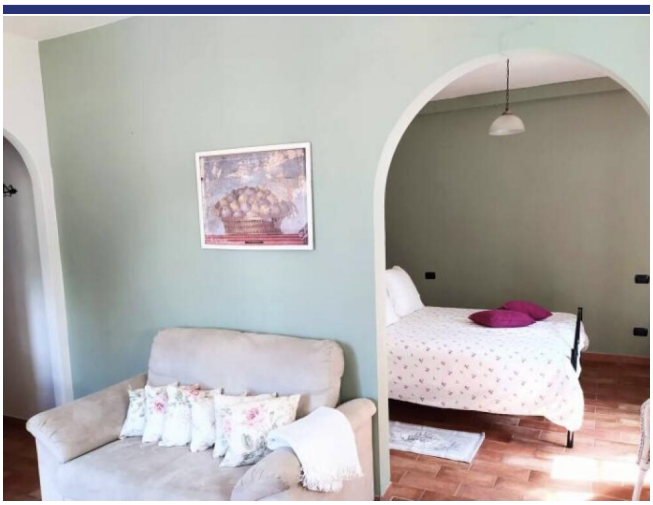






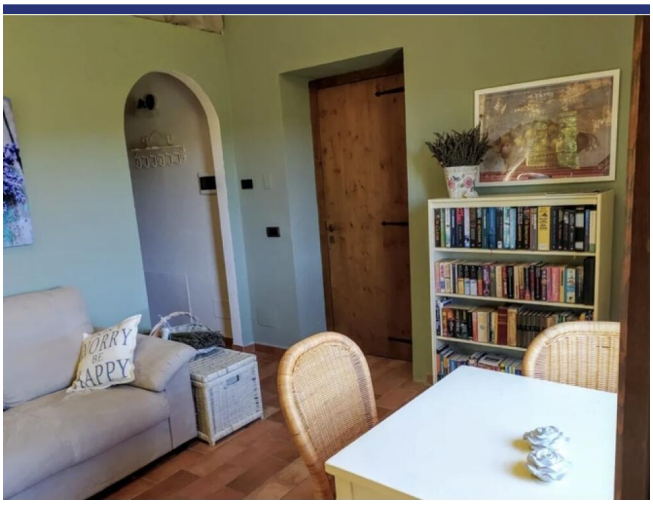




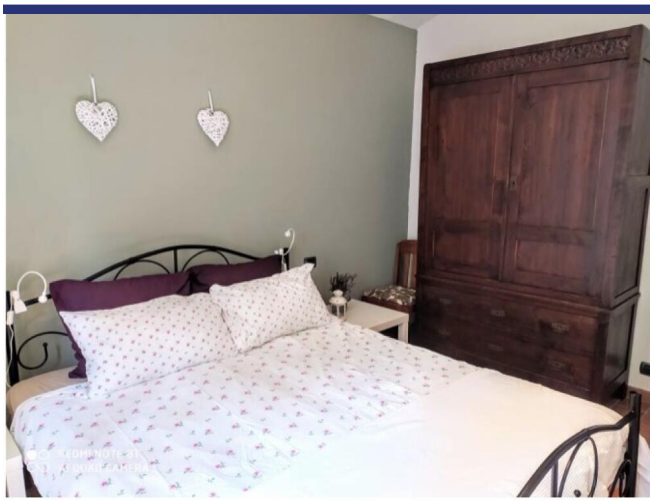


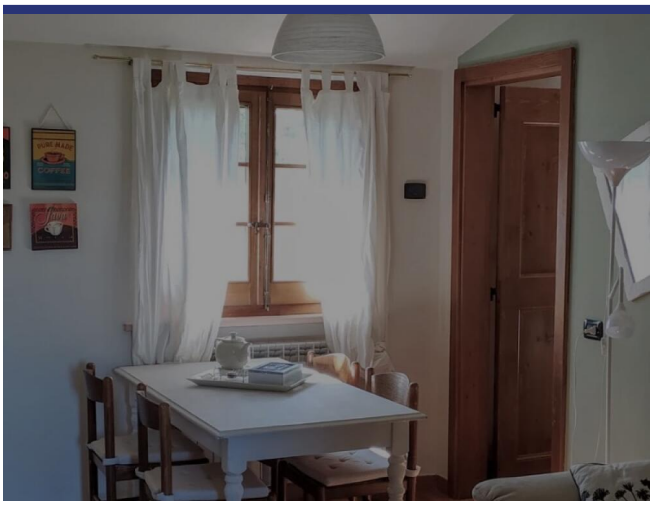


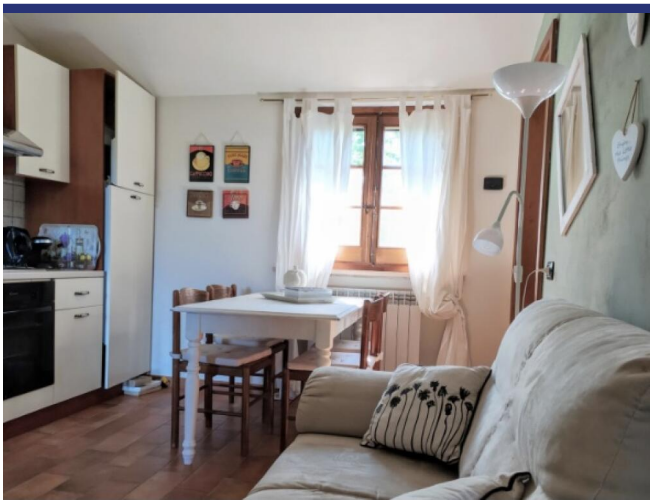


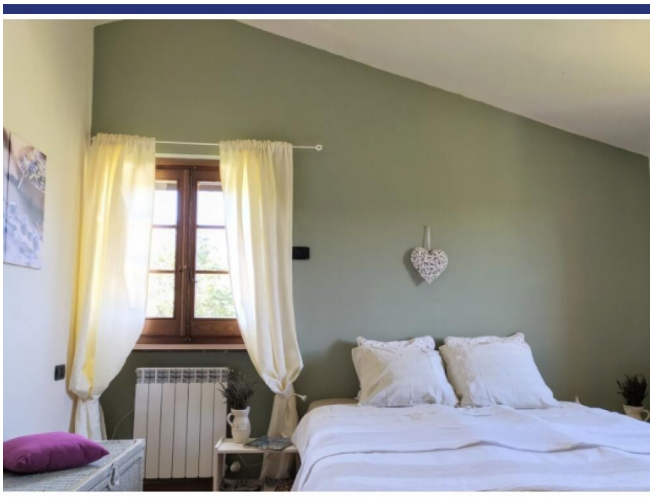

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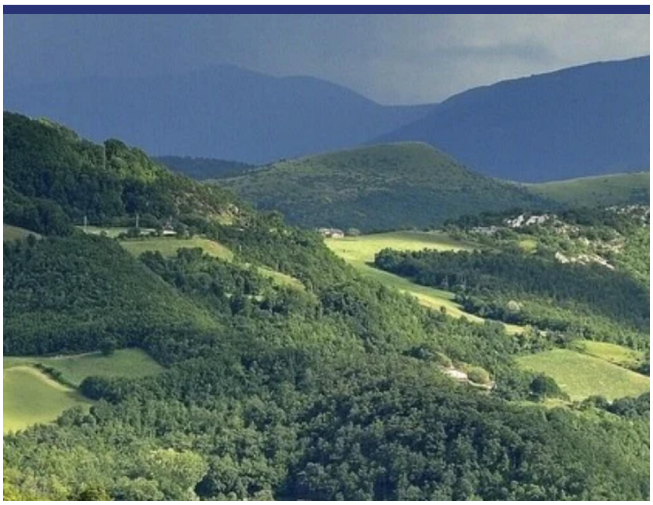







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Location & Details



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

- Reference: 5105
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 70 km to Sea
- 7 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Parking Space
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 435.000

- Floorspace: 225 m^2
- SQM Plot: 7000 m^2
- Bedrooms: 5
- Bathrooms: 4
- Rental Potential: Very good
- Condition of the Property: Fully restored
- 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?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net



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