Le Marche

Sant'Angelo in Pontano

Ref. 4213: Classic Country Villa with four bedrooms, annex and cave
Asking Price: € 200.000



Description

This habitable property is for sale in Le Marche. Villa Ulissi is a classic country house located on the edge of a small town. Still in a rural setting but easy accessible with well maintained tarmac roads. Within minutes you can be in the historical centre of Sant'Angelo in Pontano.

It is a relative "new" house constructed in 1930 and with the typical classic characteristics of that time. For example, the typical Romeo & Julia balcony adorning the front of the house. The condition of the house is solid and habitable. The house was occupied until 2016. At the moment, the villa has four bedrooms and two bathrooms. However, there are possibilities to add some more bedrooms and bathrooms. Some renovation work was done in 2009.

The house has a large attic and outside there is an annex of circa 53m^2 and a cave of 15m^2 (the perfect spot to store your wine collection!).

In the large and fenced garden, 6000m^2, is ample space for constructing a swimming pool.

Sant'Angelo in Pontano, a comune (municipality) in the Province of Macerata in the Italian region Marche, is located about 60km South of Ancona and about 25km South of Macerata. It stands in a pleasant position with a panoramic view over the adjacent valleys of Ete Morto river and Tenna river. There is an excellent supermarket in town (open on Sundays), two very good restaurants and three cafes and a warm a welcoming community. There a lively cultural programme, & concerts, and there is a beautiful theatre.

You are only 45 minutes from the beach and circa 1 hour from Ancona Airport and Perugia Airport.

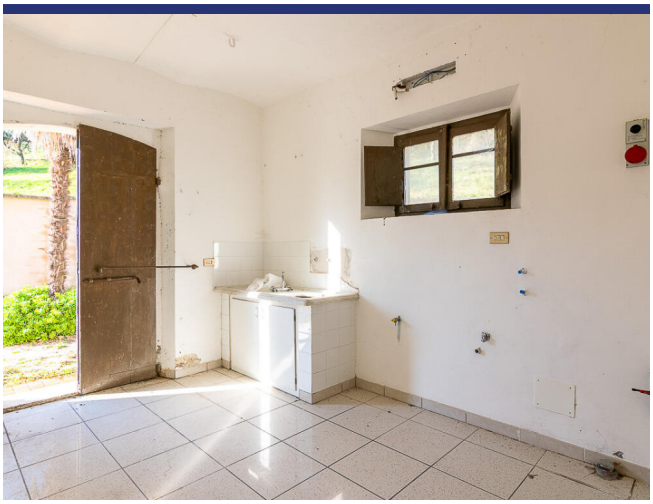
Pictures



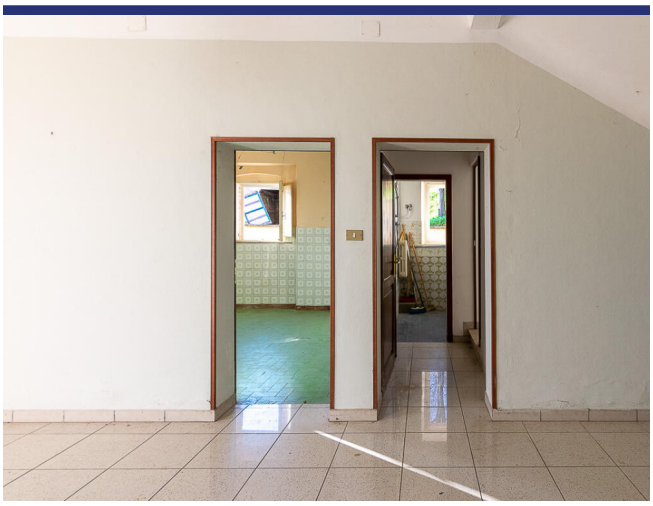


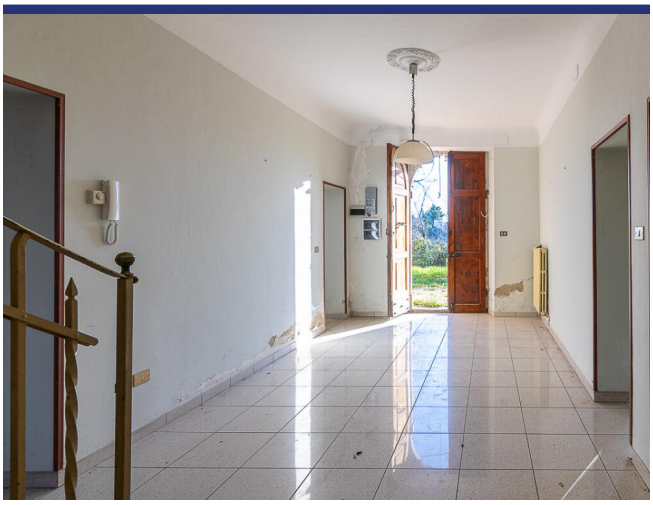


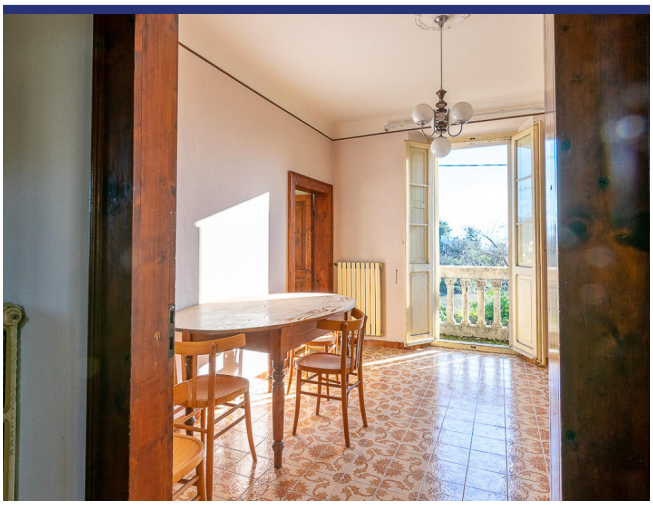






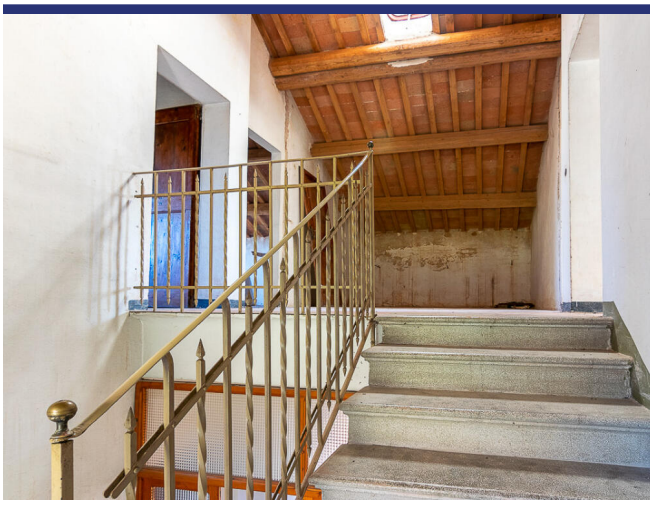






















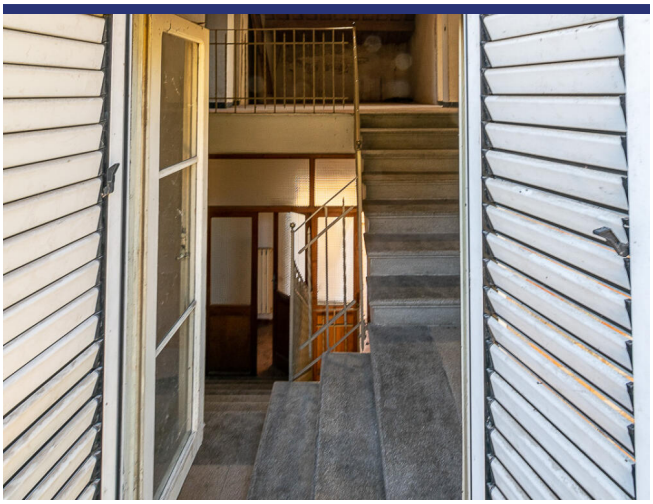












Location & Details



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

- Reference: 4213
- Villa/Farmhouse
- 30 km to Lake
- 45 km to Sea
- 1 km to Village
- Garden
- Terrace
- Balcony
- Fire Place
- Garage: To be realised
- Guesthouse: To be realised
- Pool: To be realised
- Asking Price: € 200.000

- Floorspace: 340 m^2
- SQM Plot: 6000 m^2
- Bedrooms: 4
- Bathrooms: 2
- Rental Potential: Good
- Condition of the Property: 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?

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

© ItaliaCasa. The information in this brochure has been compiled with the utmost care. However, it has an informative character and should only be regarded as an invitation to enter into negotiations. The contents of this information will not be legally binding in any way. ItaliaCasa is not liable for damages resulting from incorrect information or otherwise.