Le Marche

Sant'Angelo in Pontano

Ref. 3986: Lovingly Luxuriously Restored Farmhouse with six bedrooms
Asking Price: € 699.000



Description

Villa di Campagna is a lovingly luxuriously restored farmhouse with stunning views, private 10x5m pool, olive grove & over one hectare of land – just outside the beautiful hill town of Sant' Angelo in Pontano.

The house is situated in rolling countryside with views of 5 hill towns and the Sibillini mountains with a restoration to a high specification and all regional governmental regulations.

Ground Floor

The ground floor consists of an open plan layout consisting of a luxury fitted kitchen, dining area, lounge area and a snug with a Volcano wood burning stove which also can heat the house and hot water. There is also a store room, washroom and WC.

First Floor

There is a well-appointed master bedroom with an ensuite bathroom with a large bath, large walk-in wet room shower area, WC and Bidet. There is a shared family bathroom, two double bedrooms with ensuite walk-in shower wet rooms, and an additional double bedroom.

Second Floor

The top floor of the house is an attic which consists of two further bedrooms, a shower area and WC.

Portico

There is a large portico with lemon trees at the back of house with stunning views across the valley and the Sibillini Mountains.

Land

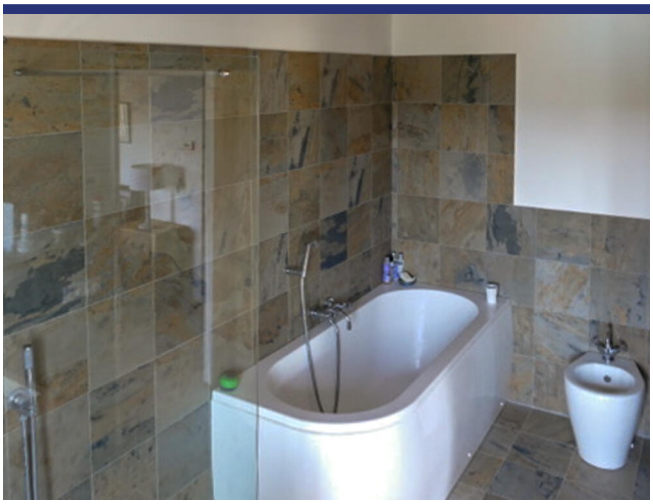
The property is situated in over a Hectare of land. The house is close to the parish of Salti a small village just outside Sant'Angelo in Pontano. The property has a long sweeping drive bordered by olive trees. There is an olive grove with over 100 trees. There are sloe bushes and wild plums also, as well as a range of fruit trees, and desert vines. There's a 'Centrale Technico' at the side of the house for electrical distribution, the boiler and CAT5 internet cabling patch panel. There is a Community Wide Area Network high speed broadband connection.

Sant'Angelo in Pontano

The house is situated in the hamlet of Salti outside Sant'Angelo in Pontano, a comune (municipality) in the Province of Macerata in the Italian region Marche, located about 60 kilometres South of Ancona and about 25 kilometres 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.

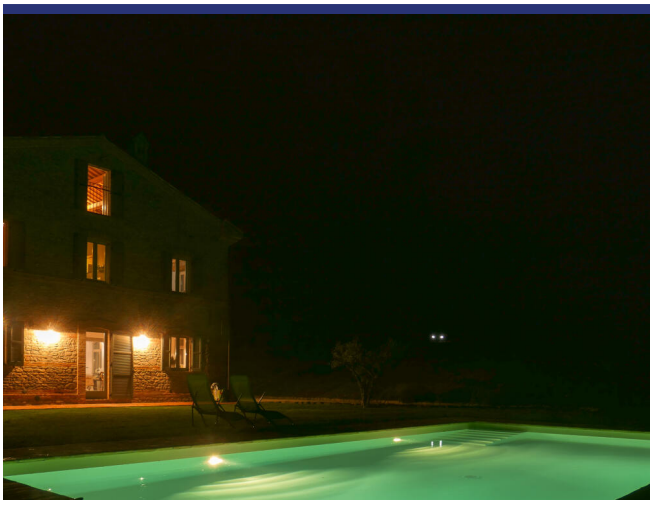
Pictures









































Location & Details



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

- Reference: 3986
- Villa/Farmhouse
- Panoramic View
- 35 km to Lake
- 45 km to Sea
- 3 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 699.000

- Floorspace: 300 m^2
- SQM Plot: 10000 m^2
- Bedrooms: 6
- Bathrooms: 5
- Rental Potential: Very good
- Condition of the Property: Very 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?

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