# Le Marche

## Sant'Angelo in Pontano

Ref. 3925: Restored two bedroom farmhouse with more than 100 olive trees
Asking Price: € 330.000



# Description

This lovely 2-bedroom farmhouse sits with views of over 100 olive trees [part of the sale] and of the historical village of Sant'Angelo in Pontano. The house can be provided fully completed, but at this point are missing: wall tiles on the bathrooms, sanitary ware, taps, internal doors. This is a great opportunity to have a holiday home completed straight away for you. You could even be sitting in your new Italian home next month. The accommodation consists of two double bedrooms, two bathrooms, kitchen/dining room, living room, and outside large spaces to enjoy the evening sun and shade of the midday heat.

The property is approached following a leafy lane just a few minutes' walk into the village and is sited in over one hectare of its own land. The house is built of local stone and brick, and has been structurally restored to an excellent standard, retaining whenever possible original features and materials, including wooden lintels and feature archways. A restored fully insulated roof with traditional original tiles to the roof and copper guttering and drainage pipes throughout.

The internal finishes to the property is to a high standard and in keeping to the integrity of the building with simple plastering, terracotta flooring, some exposed natural walling, exposed ceilings beams, and good quality sanitary ware and bathroom fitments. All of this is, also, enhanced by a large loggia and a BBQ built in keeping to the property with stone/brick pillars and a beamed structure. The new owners will have the option of a choice of bathroom fitments. All can be completed within a 1-month time frame.

# Pictures













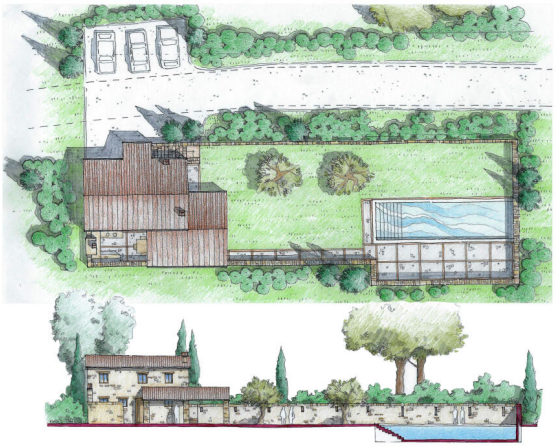












# Location & Details




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

- Reference: 3925
- Villa/Farmhouse
- 35 km to Lake
- 40 km to Sea
- 2 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Parking Space
- Pool: To be realised
- Asking Price: € 330.000

- Floorspace: 120 $m^2$
- SQM Plot: 11000 $m^2$
- Bedrooms: 2
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Fully restored
- 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

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