Le Marche

Sarnano

Ref. 6526: Charming renovated country home with heated pool, private garden, and panoramic views in the heart of Le Marche.
Asking Price: € 390.000



Description

Casa Allegra is set in a peaceful rural landscape, surrounded by greenery, woodland and rolling hills of Le Marche. The property has been fully renovated in 2016 using high-quality materials, this charming home was designed with a strong focus on comfort, sustainability and structural safety, including earthquake-resistant construction and a range of modern features that make the property ideal for year-round living.

Arranged over two floors, the house combines authentic character with contemporary comfort, creating a warm and welcoming atmosphere.

The ground floor accommodates the kitchen, dining room and living room. Large openings towards the garden allow natural light to flood the interiors while enhancing the connection with the surrounding countryside. An internal staircase leads to the upper floor.

The first floor comprises two bedrooms and a bathroom. One of the bedrooms benefits from direct access to the garden via an external staircase, creating a unique sense of freedom and connection with the outdoors.

The garden is undoubtedly one of Casa Allegra's most captivating features. From here, beautiful views stretch across the surrounding wooded hills, offering a setting of complete peace and privacy.

A tiled terrace with dining table provides the perfect space for leisurely lunches and dinners outdoors, while a comfortable seating area invites moments of quiet relaxation.

At the centre of the garden lies the 9 x 4 metre swimming pool. Covered and heatable, the pool maintains a pleasant water temperature of approximately 28°C, making it enjoyable even during cooler periods. A tiled sun terrace with loungers and a charming garden house with outdoor furniture complete this inviting outdoor setting.

A particularly enchanting feature is the wooden staircase leading from the garden down to the stream that flows alongside the property. Here, a small private beach creates a secluded and tranquil retreat, ideal for sitting quietly and enjoying the soothing sound of running water.

Casa Allegra has been thoughtfully equipped to ensure comfort throughout the seasons and includes:

- Underfloor heating
- Air conditioning in the bedrooms with both heating and cooling functions
- Heat pump
- 6 kW solar panel system
- Gas fireplace for additional warmth and atmosphere

The property is located just 4 km from the historic town of Sarnano, awarded the prestigious Orange Flag and known for its charming streets, restaurants, local amenities and vibrant cultural life.

The surrounding landscape is framed by the magnificent Sibillini Mountains, where fresh mountain air, distinct seasons and countless walking trails create an exceptional natural environment. During winter, skiing and other mountain activities are available nearby.

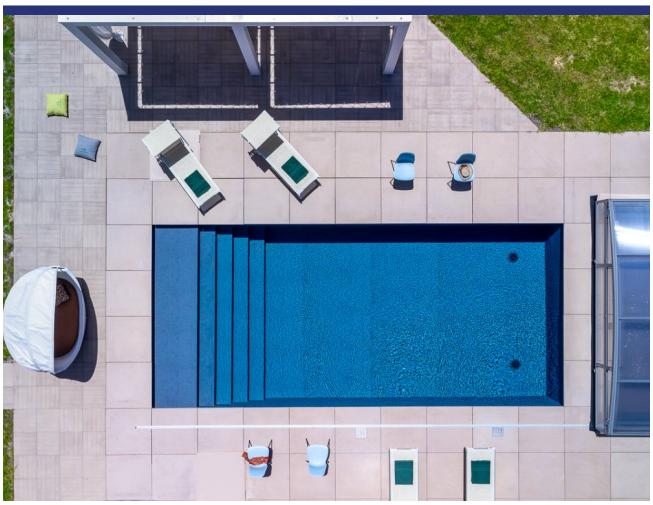
For lovers of the sea, the Adriatic coast can be reached in approximately 40 minutes, while the airport of Ancona lies around one hour away.

The house can be sold including all furniture, furnishings and equipment, with an asking price of €450,000 negotiable.

Pictures

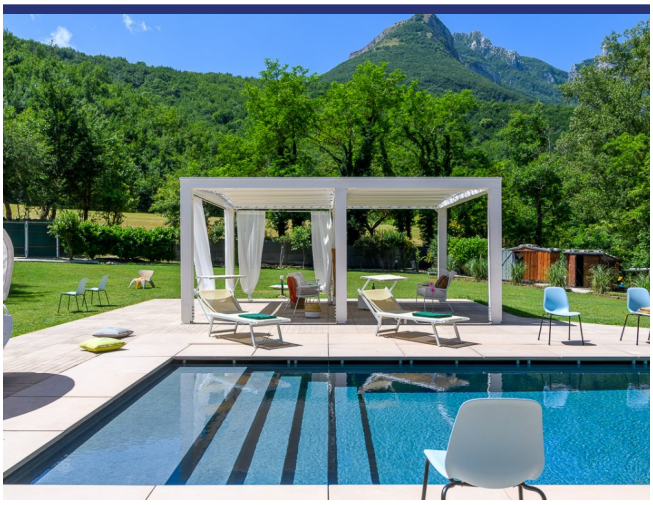










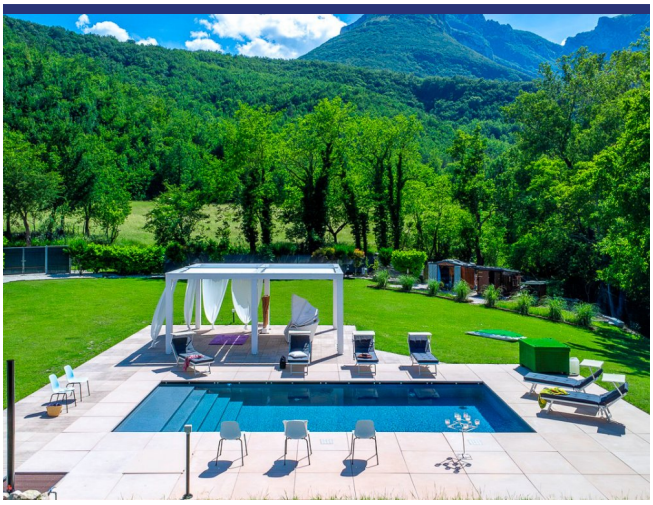
















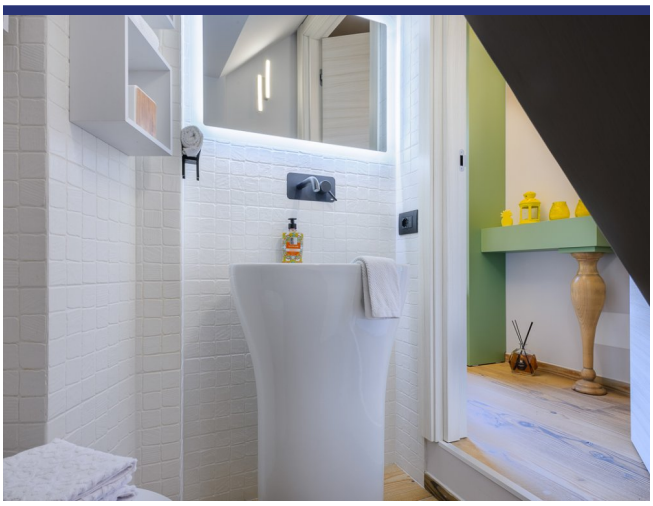












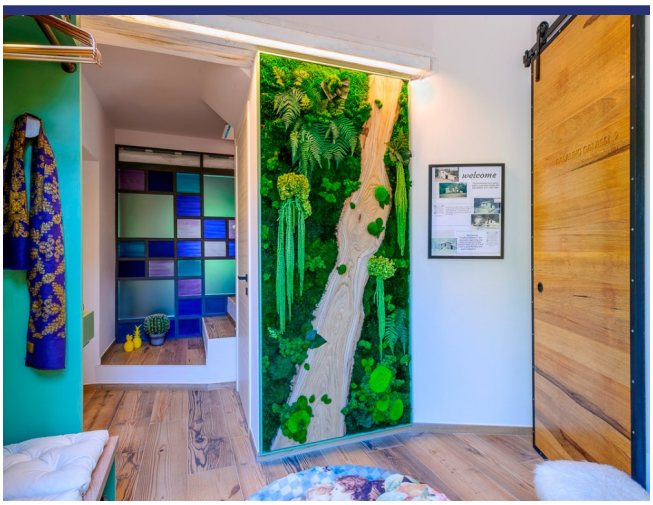











welcome















Location & Details



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

- Reference: 6526
- Villa/Farmhouse
- Panoramic View
- 4 km to Village
- Garden
- Terrace
- Central Heating
- Airco
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 390.000

- Floorspace: 223 m^2
- SQM Plot: 3000 m^2
- Bedrooms: 2
- Bathrooms: 1
- 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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