Le Marche

Sarnano

Ref. 1474: Luxury Townhouse
Asking Price: € 250.000



Description

A unique opportunity to purchase a newly refurbished, 180 m^2 apartment in Sarano, Le Marche, Central Italy - Contemporary design and outstanding views.

PROPERTY DESCRIPTION

- Central location in first level of 16C Palazzo in Old Town (Centro Storico).
- Refurbished to a very high standard throughout.
- Immediate access to local shops, restaurants and bars.
- Unspoilt region offering all year round activities.
- 20 minutes drive to the National Park - walking, cycling, skiing activities.
- Top (second) floor apartment with spacious, entrance hall and stairway.
- Double glazed window units throughout with original shutters.
- Beautiful soft grey, large, contemporary stone flooring with under floor heating throughout.
- Free local parking.

Large reception room

- Stunning views across to the mountains
- Modern, easy to maintain pellet stove for additional winter warmth
- Built-in surround sound

Inner dining hallway

- Spacious modern white lacquered, ultra-modern kitchen with all facilities
- Induction hob, built in microwave/grill, built-in oven, extractor,
- Double sink in black quartz, dishwasher, fridge-freezer.
- Freestanding island breakfast bar with storage + ample eating.
- Contemporary chandeliers over; LED lighting above sink
- Black quartz worktops.

Four luxury en suite bathrooms

- 1 with double size Jacuzzi bath and beautiful views
- 1 with small, compact bath with spacious bathroom and window
- 2 with large, rain head showers
- All with top of the range fittings and modern, contemporary sanitary ware.
- Soft grey tiling throughout
- Soft blue LED lighting, demist mirrors and silent extractors in all en suite bathrooms.

Amenities

- Gas fuelled, under-floor heating throughout - lightweight design suitable for apartments. Dual controlled to heat non-guest/guest areas separately.

- Additional 300 litre capacity boiler for constant hot water on demand.
- Totally rewired throughout
- New plumbing system installed throughout
- The apartment has been structurally secured to comply with structural engineering requirements.

Location

Spa town of Sarnano is about 90 minutes inland on the edge of the magnificent Sibillini National Park. The apartment occupies a central location in a 16C Palazzo in the Old Town (Centro Storico), within a few minutes walk along the cobbled streets to authentic local bars, restaurants and shops. The town is overlooked by the Sibillini Mountains in the Apennines, providing a magnificent, picture-postcard backdrop to the location.

Property information

Furniture/Fixtures Sold by Separate Arrangement: Euro 25.000. Includes most contents, furniture, fixtures and fittings (excludes personal possessions). The apartment is newly furnished and redecorated. Ready to move into, it would be ideal for someone looking to obtain an income from the property either as: a holiday rental property or simply as a comfortable second home ready to move into.

Premises details

The apartment offers 180 m^2 internally and occupies the top (second) floor of a terraced, authentic Palazzo building. There are two owners in the basement who have office space only; a third owner-occupier on the ground floor and fourth occupier on the first floor who only visit three times a year. Building maintenance is shared on an agreed, proportionate basis between six owners, who form the present Management Company. The building is incredibly quiet and private with no children or pets. The area is well maintained by the local Comune and the streets are litter-free.

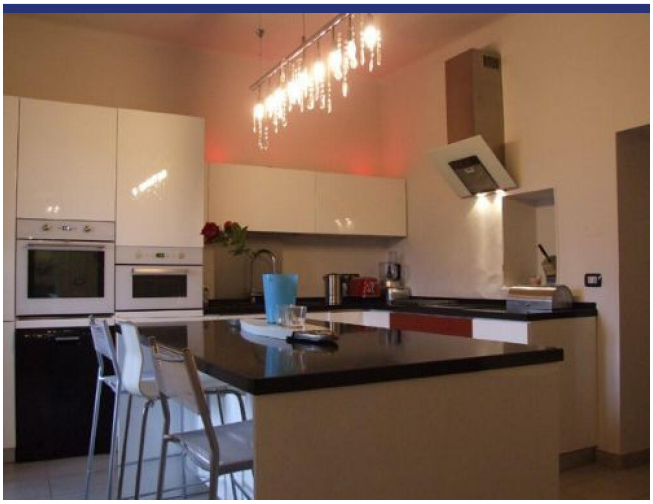
Building Expansion

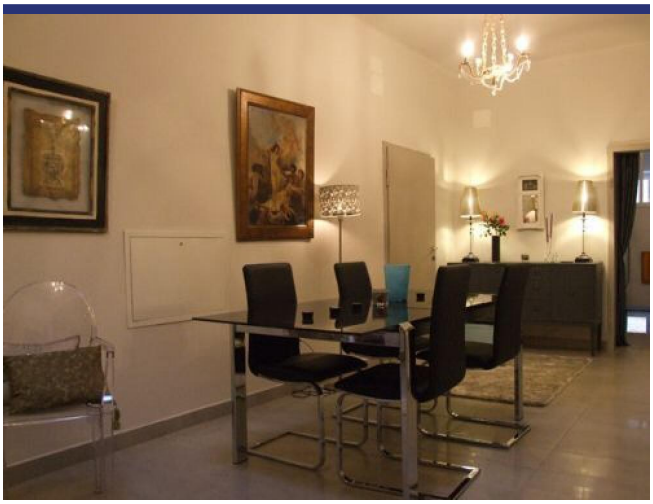
Planning Permission is currently being sought to provide the possibility of adding a small private outdoor terrace. There is a large area of useful, insulated loft space with old beams (circa 180 m^2 internal space).

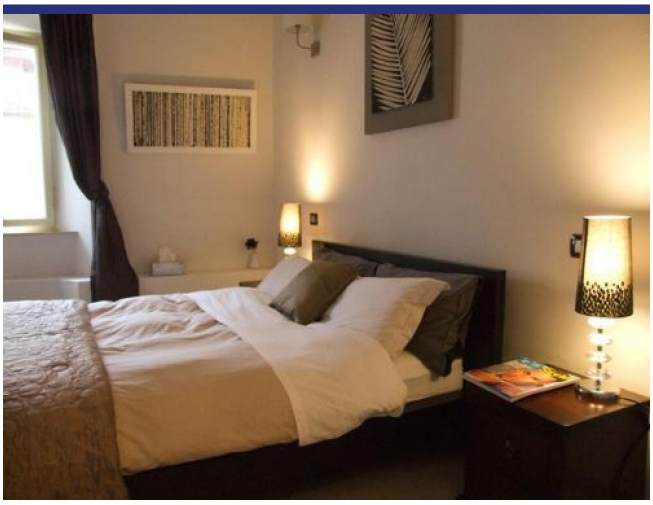
Planning consent

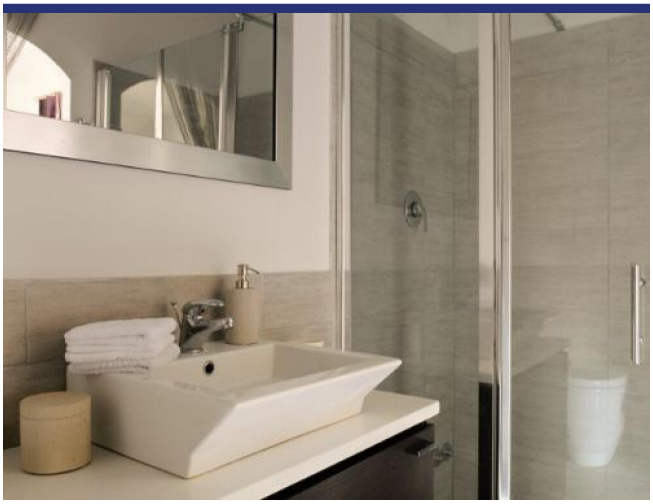
All the necessary planning regulations have been met and approved by the local Commune here, as required by Law.

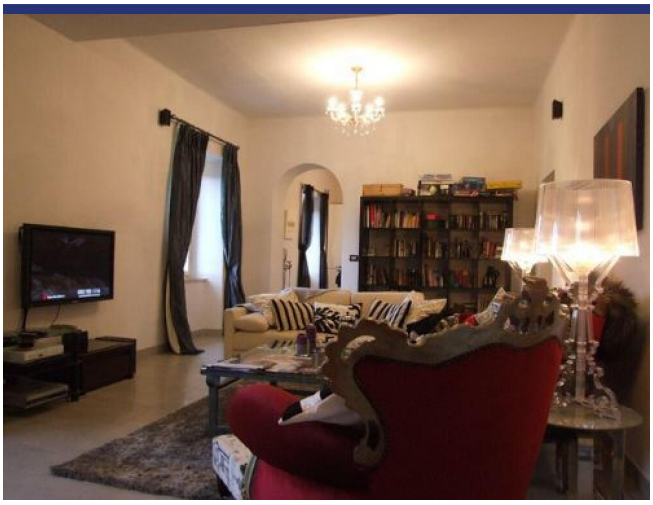
Pictures

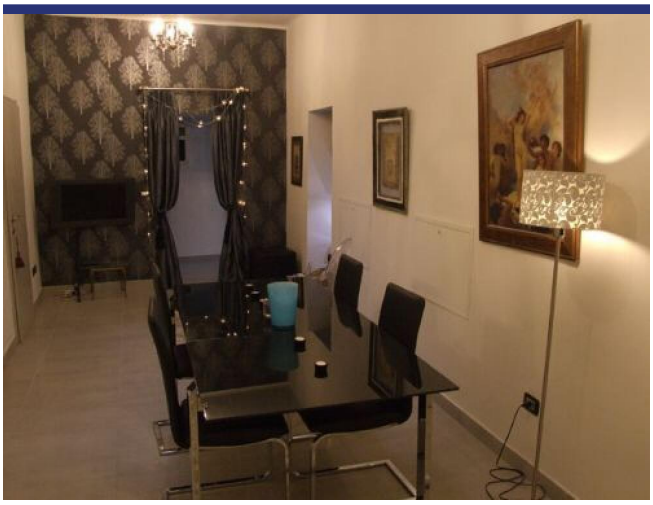


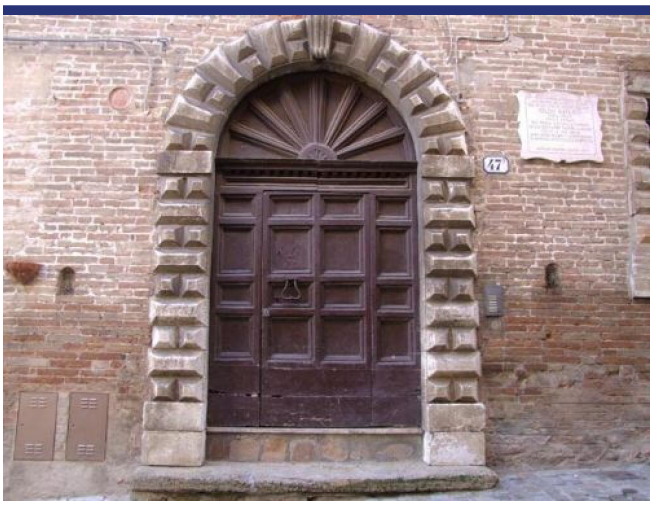












Location & Details



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

- Reference: 1474
- Village House/Cottage
- B&B/Agriturismo
- Panoramic View
- 40 km to Sea
- Central Heating
- Fire Place
- Guesthouse: Yes
- Asking Price: € 250.000

- Floorspace: 180 m^2
- Bedrooms: 11
- Bathrooms: 4
- Property Management
- Rental Potential: Very good
- Condition of the Property: Very good
- 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?

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