# Le Marche

## Sarnano

Ref. 6114: Villa due Angeli is a spacious villa with swimming pool for sale in Sarnano, in Le Marche.
Asking Price: € 539.000



# Description

Villa due Angeli emerges as a quintessential Italian countryside retreat, boasting a rich tapestry of historical allure and contemporary luxury. Nestled amidst the rolling hills of Sarnano, this meticulously restored farmhouse offers a serene escape, with its sprawling 2.8 hectares of verdant grounds and a 14-meter swimming pool that serves as a tranquil oasis. The villa's proximity to the medieval village of Sarnano, merely two kilometer away, places guests in the heart of Italy's enchanting Marche region, renowned for its natural beauty and cultural heritage.

The property's architectural composition—a main building spread across three levels and a two-level outbuilding, linked by a charming brick arch—houses four apartments. With a total of 10 bedrooms accommodating up to 28 guests, Villa due Angeli is an idyllic setting for large family gatherings or as a high-end holiday rental. The residence's authentic character is accentuated by its numerous niches, corners, and vistas, each contributing to the villa's unique charm and appeal.

The ground floor harbors an expansive cellar, ripe for transformation into an elegant living space, adding to the villa's potential for customization. Each apartment is fitted with gas central heating, ensuring comfort throughout the seasons. Additionally, the first two apartments feature the "Vulcano" wood-burning fireplace, while the latter pair is equipped with wood-burning stoves, further enhancing the rustic ambiance.

The villa's enchanting garden, with its ample outdoor areas, invites moments of leisure and al fresco dining, all set against the backdrop of the majestic Monti Sibillini. The lower grounds of the estate reveal a vast vineyard, home to over 100 varieties of grapevines, including the esteemed Sangiovese, Merlot, and Syrah, promising a venture into viticulture for the enthusiast.

Villa due Angeli's current use as a holiday home presents a lucrative opportunity, with a substantial monthly income ranging from €13,000 to €20,000. This remarkable return on investment, coupled with the villa's historical significance and modern amenities, positions it as a highly desirable acquisition for those seeking to immerse themselves in the Italian way of life, marked by leisure, luxury, and a connection to the past. The traditional oven on the veranda and the villa's overall ambiance offers an authentic Italian experience, ideal for those cherished evenings filled with homemade delights and the warmth of good company.

Sarnano, awarded the 'Bandiera Arancione', is one of the most beautiful villages in Italy. With its excellent architecture, restaurants, delicatessen shops and year-round tourism, it is a vibrant spa town. The nearby Monti Sibillini National Park and ski resorts just 20 minutes away make it ideal for walkers and cyclists. Historic towns, art galleries, theatres, museums, Roman sites, rivers, lakes and beaches are all within easy reach.

The Adriatic coast of the Marche is just 45 minutes away and offers a long stretch of beautiful, clean beaches. Furthermore, Sarnano is well connected to the airports, with the nearest, Ancona, just an hour and a half drive away. Villa San Raffaello offers a unique opportunity to enjoy a wonderful outdoor life, combined with a lucrative source of income. Don't miss this extraordinary opportunity and make Villa San Raffaello your own paradise in the Sarnano hills.

Contact us today for more information and to schedule a viewing! Because you must have seen this house.

# Pictures





















































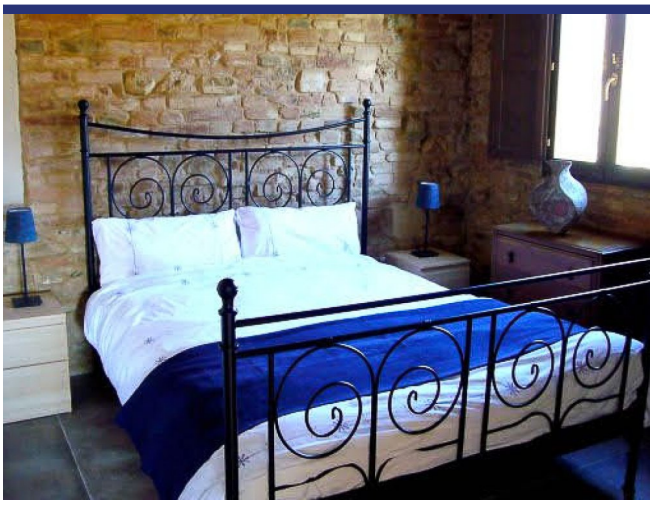












# Location & Details




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

- Reference: 6114
- Villa/Farmhouse
- Panoramic View
- 60 km to Sea
- 2 km to Village
- Garden
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 539.000

- Floorspace: 450 $m^2$
- SQM Plot: 28000 $m^2$
- Bedrooms: 10
- Bathrooms: 5
- Rental Potential: Very 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?

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