Le Marche

Senigallia

Ref. 6540: A perfectly restored "Casa Colonica" with a separate guest house and a beautiful swimming pool near Senigallia – 5 bedrooms and 3 bathrooms,
Asking Price: € 865.000



Description

A unique combination of authentic Italian character, modern comfort and absolute tranquillity in a prime location just 10 minutes from the Adriatic coast (Senigallia) – this is the best way to describethis fully restored 'Casa Colonica' with guest studio and swimming pool.

This beautiful former Marche farmstead used to have stables on the ground floor: these have been converted into comfortable living space. During the thorough and meticulous restoration carried out between 2002 and 2004, care was taken to preserve certain original features in order to maintain the building's authenticity (such as the beautiful ceilings with their original beams), and materials of the very highest quality were used. In 2024, both the interior spaces on the ground floor and the exterior of the building were re-plastered and repainted.

The property comprises a very spacious main house (approx. 280 m²) and a self-contained studio (approx. 45 m²), ideal for hosting family and friends or for holiday lettings. The current owners have been letting this studio (suitable for 2 people) very successfully for many years, receiving very positive reviews and welcoming returning guests.

Layout of the main house: an entrance hall leads into an open-plan space where the kitchen is located. Two doorways lead to the living room with a fireplace and wood-burning stove. There are also two external doors leading to the terraces (one large terrace at the rear, covered with bamboo mats, and one smaller side terrace). In the spacious, luxurious kitchen, there is a space under the stairs that serves as a kitchen storage area, and a separate toilet with a urinal and washbasin. The utility room contains several storage racks, the washing machine and the central heating and hot water systems.

A wide central staircase, which also leads to the 'official front door', takes you up to the first floor, where there are three bedrooms, a walk-in wardrobe, and two luxurious bathrooms, one of which is en suite with a shower and bath. In addition, there is a spacious, high-ceilinged central room with a beautiful tiled floor that could be used as a TV room or study, or where a fourth bedroom could even be created. All rooms on the first floor feature exposed roof beams interspersed with traditional terracotta ceiling tiles (pianelle).

On the ground floor, near the central staircase, there is a lockable internal door leading to the adjoining studio. Layout: entrance hall with external door, bathroom, fitted wardrobe, a large living area with two box-spring beds, a dining area and an open-plan kitchen. The flat includes a private terrace at the rear of the house, situated beneath the attractive, spacious portico. On the other side of the studio are two storage cupboards and the garage/shed, accessible from the outside via double doors.

The plot of approx. 4,000 m² is fully fenced and accessible via a tarmac country lane with very little traffic. You enter the grounds through a remote-controlled access gate, into an oasis of peace and privacy (neighbours are approximately 300 metres away). The mature planting in the meticulously landscaped garden includes plane trees, cypresses, oleanders in a variety of colours, lavender and various types of roses and palms, creating a Mediterranean atmosphere. The grounds are perfectly maintained and fitted with an irrigation system. At the front of the house, a lovely courtyard has been

created with plane trees that provide welcome shade on hot summer days. The garden also features another, smaller terrace, ensuring that there is always a terrace in the sun or in the shade at any time of day.

The swimming pool (6 x 12 m, depth up to 2.20 m) was built by Desjoyaux Pools and features an innovative, low-maintenance filtration system without underground pipework. This makes the system sustainable, reliable and energy-efficient. Next to the swimming pool is a spacious terrace with a large sunshade.

The property is excellently equipped with modern amenities:

- Central heating + air conditioning (heating/cooling)
- Wood-burning stove on the ground floor
- Double-glazed Niango hardwood window frames with insect screens
- All windows and external doors are fitted with Louvre shutters, also made of Niango hardwood, repainted in 2023
- Internal alarm system
- Gas tank (1,600 litres)
- Roof insulation (4 cm polystyrene)
- Wooden beams treated against woodworm
- Energy efficiency class E

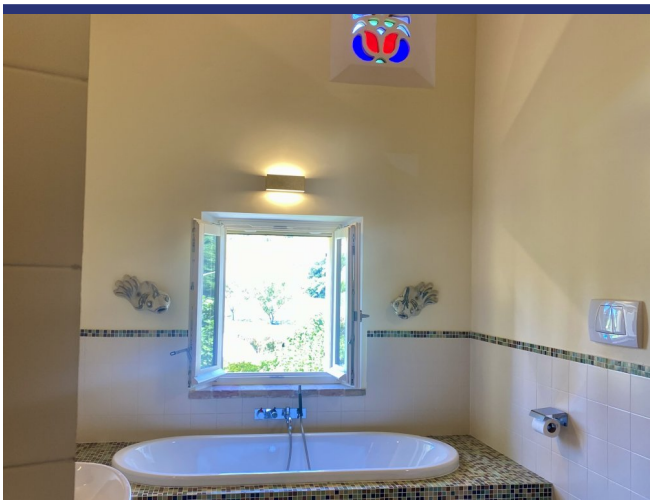
Subject to agreement, the entire contents of this unique property can be taken over (with the exception of a few personal belongings).

The property is situated in the heart of the green, rolling countryside of Le Marche and offers complete privacy, tranquillity and stunning views over the surrounding fields. The charming seaside resort of Senigallia is just a 10-minute drive away. The surrounding area consists of rolling farmland and offers a typical Marche landscape with varied crops and beautiful views towards the Apennines and the coast. Here you will find the vineyards of, amongst others, Verdicchio di Jesi and Lacrima di Morro d'Alba.

Nearest amenities (supermarket, bank, chemist, bar, restaurants) in Casine (4 km) and Ostra (7 km). Senigallia town centre, beach and railway station: 10 km. Nearest international airports: Ancona Falconara: 28 km – Perugia: 109 km – Bologna: 194 km.

Pictures































































































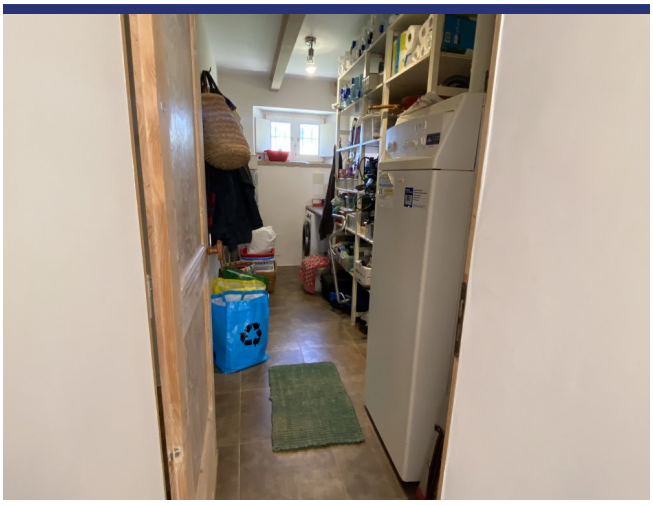








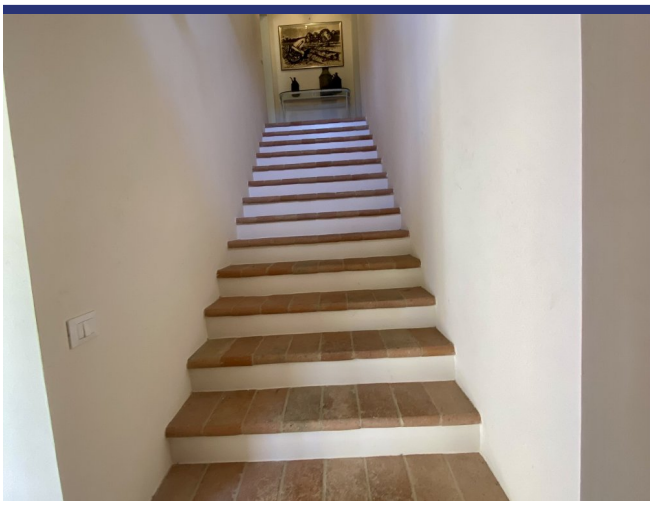








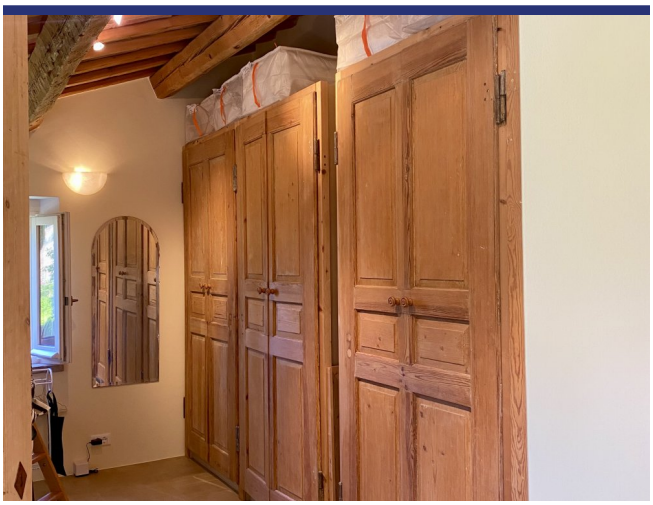




















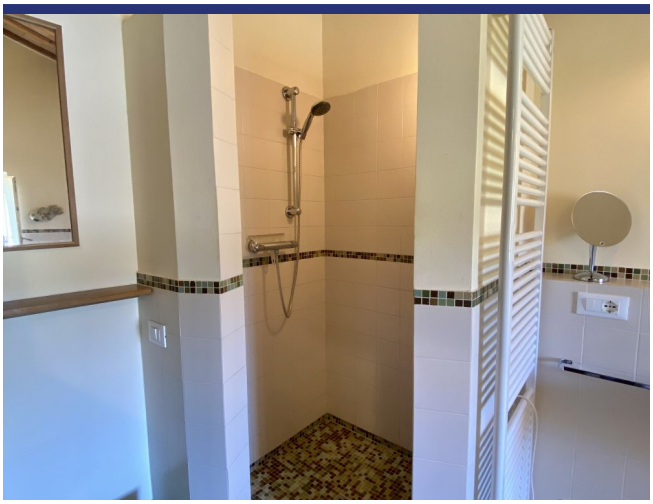






































































































Location & Details



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

- Reference: 6540
- Villa/Farmhouse
- Panoramic View
- 10 km to Sea
- 4 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 865.000

- Floorspace: 325 m^2
- SQM Plot: 4000 m^2
- Bedrooms: 5
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: sold under reserve

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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