

# Le Marche

## Servigliano

Ref. 6392: Panoramic villa near Servigliano with 4 bedrooms, 5 bathrooms, a self-contained apartment, 290 m<sup>2</sup> living space, a swimming pool, and a 10,117 m<sup>2</sup> garden with olive and fruit trees.

Asking Price: € 630.000



# Description

Set in a splendid panoramic position just five minutes by car from the center of Servigliano, Villa Infinito offers an excellent opportunity for those seeking a permanent home, a holiday retreat, or even a small tourism business.

Positioned in a dominant location, the property enjoys breathtaking open views. To the south, the landscape unfolds across rolling hills dotted with historic hilltop villages, fields, and woods, with the majestic Sibillini Mountains forming a dramatic backdrop. To the north, the gentle slope of the hill provides natural protection from winter winds.

Accessible via a well-maintained country road, the villa is reached through a gate opening onto a large 10,117 m<sup>2</sup> garden. The grounds feature staggered levels, open lawns, a solarium area around the pool, and rich, diverse vegetation including olive trees, fruit trees (apricots, mulberries, peaches, figs, blueberries, jujubes), and other local species.

The main building, incorporating the house, garage, and a small independent apartment, was built in 1998, likely on the site of a pre-existing farmhouse, with continuous improvements and maintenance, culminating in the recent addition of the swimming pool. The villa offers approximately 290 m<sup>2</sup> of living space over two floors plus a mezzanine, with an additional 26 m<sup>2</sup> garage and expansive porch, veranda, and terrace areas.

**Ground Floor:** A large entrance hall with thermo fireplaces leads to the spacious kitchen-dining room with panoramic windows opening onto the porch. A second living area can serve as a study or TV room, alongside a bathroom with dressing room, a well-equipped back kitchen, and a second bathroom with dressing room. The external porch acts as a pleasant outdoor living area, complete with a sink.

**First Floor:** A second living room with thermo fireplace and balcony, the master suite with ensuite bathroom, a second double bedroom, and another bathroom. This floor also houses a self-contained unit with kitchen, double bedroom, bathroom, and a panoramic solarium terrace. A small staircase leads from the living room to the mezzanine, offering a studio and an additional multipurpose room or extra bedroom, allowing for up to six bedrooms in total.

The villa is equipped with all essential services: electricity, municipal water, LPG heating, two thermo fireplaces, two solar panels, satellite TV, and a septic tank. A rainwater collection tank supports irrigation during drier periods.

The property is sold partially furnished and represents a rare opportunity to enjoy a private home with expansive gardens, pool, and panoramic views in the heart of Le Marche.

# Pictures





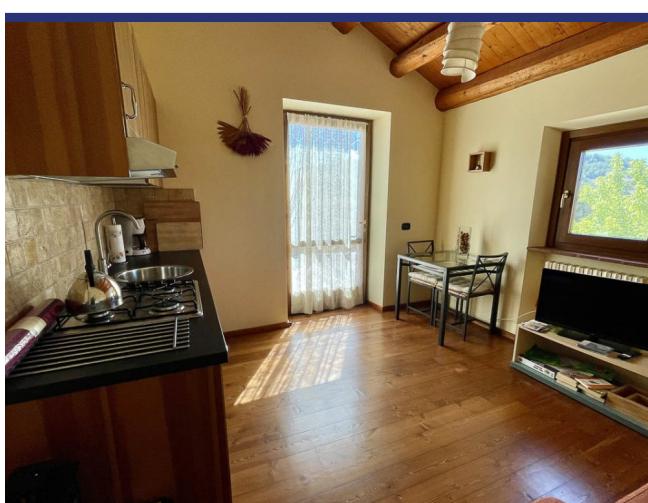
Ref. 6392 Servigliano



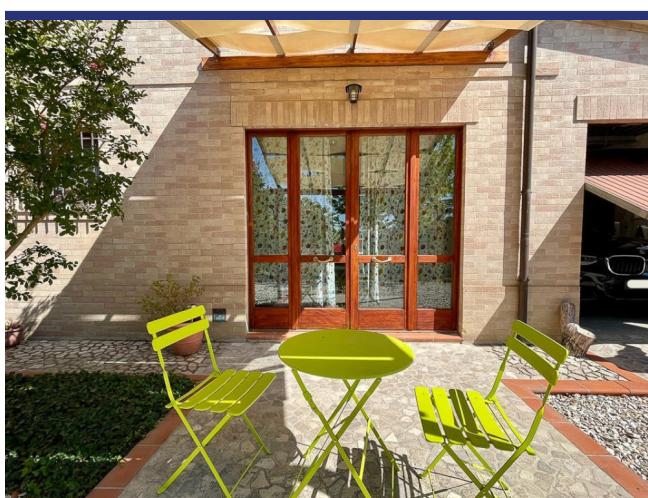




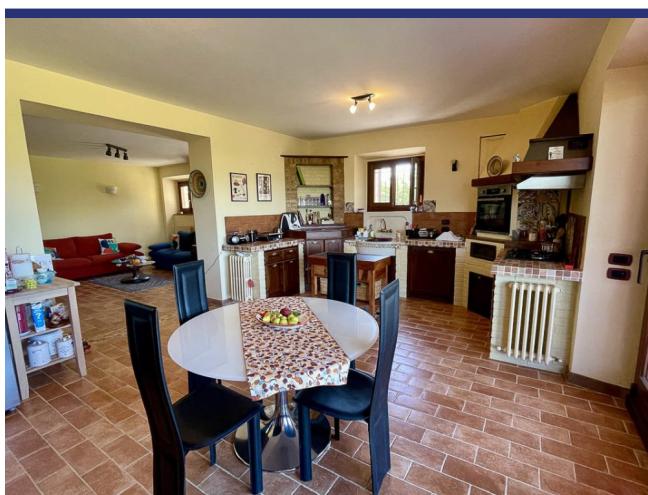




















# Location & Details



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

- Reference: 6392
- Villa/Farmhouse
- Panoramic View
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 630.000

- Floorspace: 350 m<sup>2</sup>
- SQM Plot: 10117 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 5
- 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 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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