Le Marche

Terre Roveresche

Ref. 5701: Renovated farmhouse with beautiful garden and swimming pool, located in the heart of Le Marche
Asking Price: € 325.000



Description

This beautiful rustic farmhouse is located in the heart of Le Marche, a still relatively unknown area, with a vast hilly landscape and located just 1.5 km from the medieval village of Barchi, 5 km from Mondavio and 4 km from Orciano di Pesaro. The Adriatic coast is less than half an hour away (25 km) to the lively seaside resort of Fano with its many fish) restaurants, stores and beautiful beaches, while 23 km away you reach the seaside resort of Marotta. In an hour's drive you reach Ancona, well connected to the main Italian cities thanks to the railroad line, and abroad thanks to the Falconara international airport and port, with scheduled services to the Italian and Greek islands.

The property is thus in a strategic position, with amenities within walking distance and yet in a quiet place in the hills. The dirt road of 400 m leading to the farmhouse is dead end, which guarantees excellent privacy and absolute silence.

Layout:

On the first floor there is a large entrance hall with fireplace, separated by a sliding glass door from the living room and dining room. Here there is a pellet stove and two other fireplaces, one of which also heats the upper floor.Also on this floor there is a laundry room/service bathroom with shower and a large kitchen with cooking island and extra stove, from which one has direct access to the garden through the French doors.

On the second floor there are 4 double bedrooms, a bedroom suite, closet space and a bathroom with bathtub. Heating on this floor is controlled by a stove and an infrared radiant panel.

All utilities are connected, the water is connected to the public water system, but there is also a private well. Internet is not available (yet), but a satellite can be installed.

This fine (vacation) house has an area of 240m² on two floors and is located in the middle of a large park-like garden of about 6000 m² with numerous fruit trees. There is a spacious and practical carport where one can park 2 cars, and there are 2 wooden sheds as storage for garden tools and outdoor furniture (garden set, sun beds, etc.). The beautiful wood oven can be used for baking pizza and bread.

Some improvements have been made in the last seven years, including a small photovoltaic system for hot water and new double-glazed windows. About 6 years ago a beautiful 4x8 meter swimming pool was built (salt/chlorine system).

The house requires some aesthetic finishing, but is structurally in excellent condition. The price includes furniture and there is a possibility to buy a small vineyard next to the property.

Pictures





















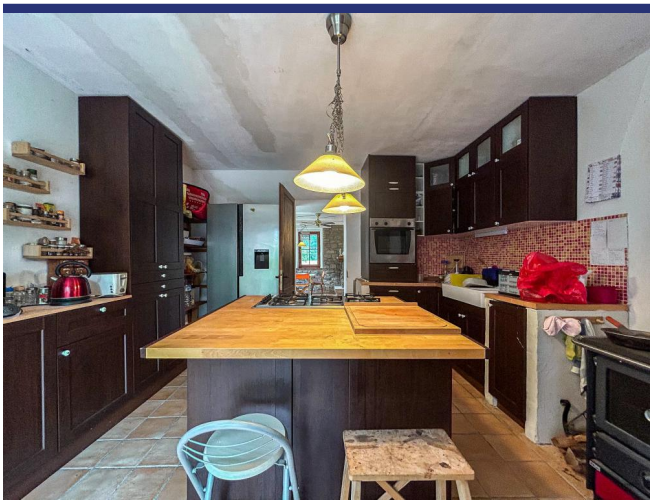








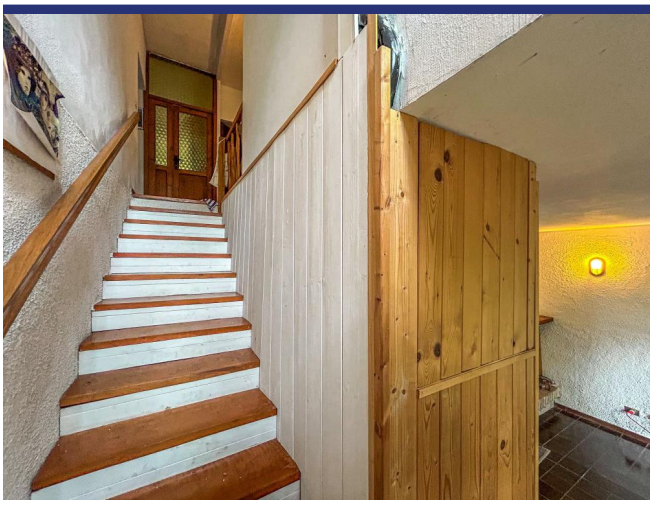
















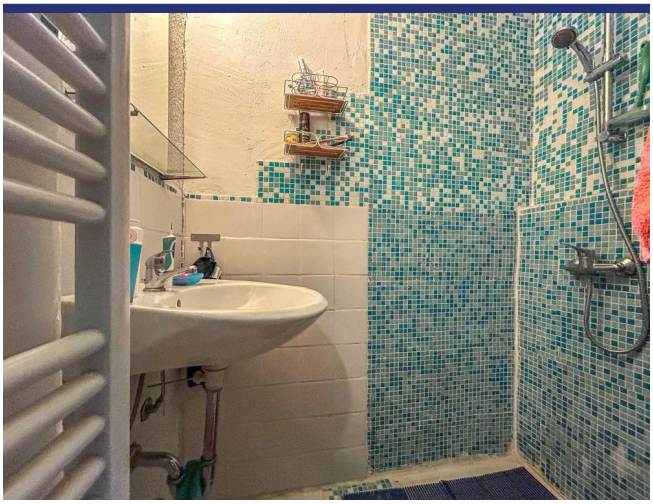


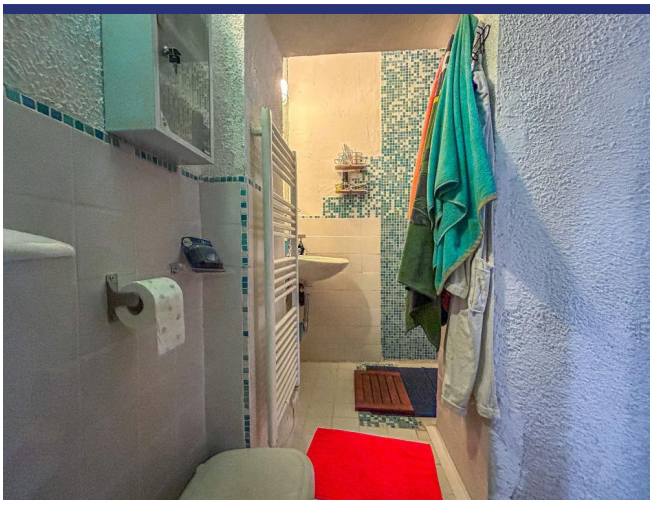


















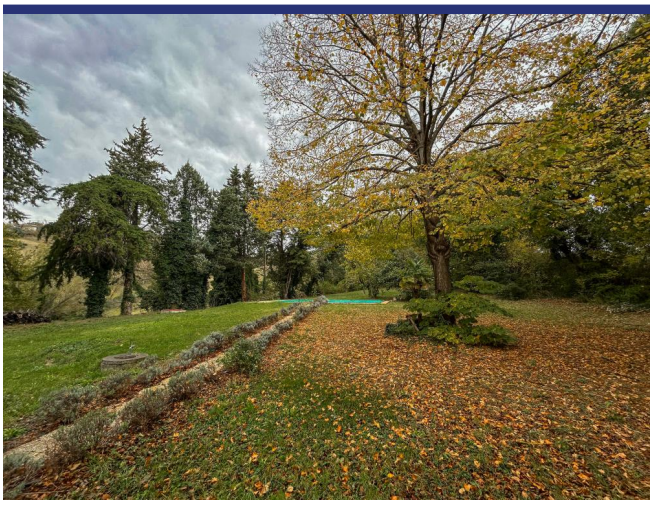


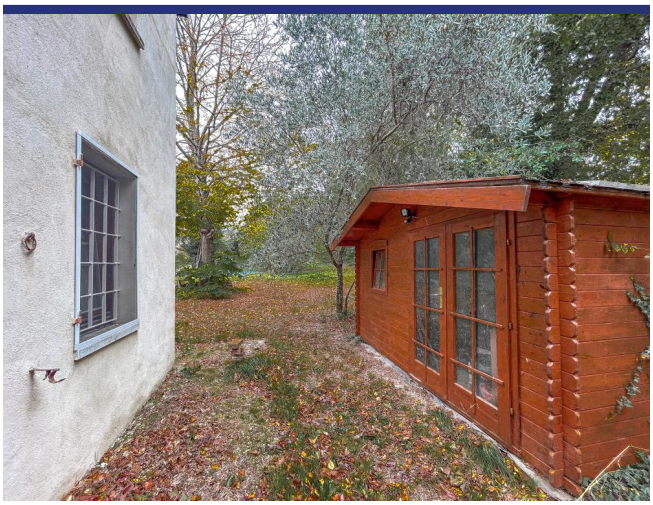






































Location & Details



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

- Reference: 5701
- Villa/Farmhouse
- Panoramic View
- 25 km to Sea
- 1.5 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 325.000

- Floorspace: 240 m^2
- SQM Plot: 6000 m^2
- Bedrooms: 5
- Bathrooms: 2
- Rental Potential: Good
- Condition of the Property: Fully restored
- 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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