Le Marche

Tolentino

Ref. 4302: Restored Farmhouse with Cottage and Pool
Asking Price: € 540.000



Description

Casa Fontaiello is a charming and imposing stone farmhouse. The completely restored villa has a swimming pool and is surrounded by the rolling green hills of Le Marche. It is located in a small hamlet which is part of Tolentino, the second largest city in Macerata province.

The restoration in 2006 was done in accordance with the updated building regulations but with maintaining the original characteristics creating a lovely country villa.

The property has two buildings; one large main house of about 305m^2 and a self containing cottage with an underground garage.

The Villa

On the ground floor is a large entrance hall with bathroom, well-equipped kitchen and homely living room with fireplace. Outside is a porch of circa 45m^2, ideal for wining and dining "al fresco"!

On the first floor is the master bedroom with an en-suite bathroom and walk-in closet. This room has also a small terrace with an external staircase. This floor has also another bedroom and a large bathroom.

The second floor is a studio currently used as a space for relaxation and reading but suitable to be a bedroom and a bedroom plus bathroom.

The Cottage

The cottage is a few meters from the main house. It has is a living/kitchen room, two double bedrooms, two bathrooms. Furthermore, there is a cosy wooden portico with a view on the swimming pool and the surrounding area.

Garage

Below the cottage is a large garage with sufficient room two cars with an automated door. In front of the garage is ample parking space shutter.

Utilities

An autoclave has also been installed inside which guarantees constant water pressure even in the case of simultaneous use of the bathrooms/kitchens.

The heating of the property is guaranteed by an LPG tank. In the main house the whole ground floor is equipped with an underfloor heating system while the upper floors and the annexe use traditional cast iron radiators.

Electricity and running water are provided by public facilities while the internet connection is satellite as well as the TV.

Garden

The two buildings are surrounded by a beautiful garden full of flowers and plants, perfectly maintained and cared for by the property. The 12 by 6 m swimming pool area is beautiful, surrounded by lush lavender bushes and a small vineyard with in Montepulciano, Trebbiano and Sangiovese grapes.

The garden is equipped with an automatic irrigation system and connected to a rainwater collection tank.

Potential

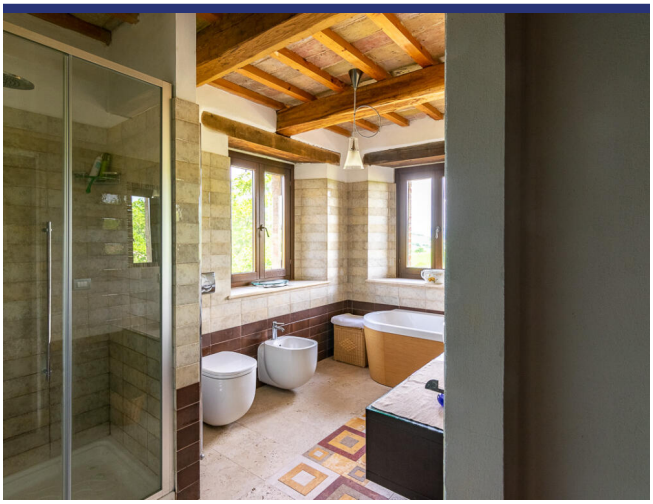
The current owner is renting out the cottage during the holiday season because it offers sufficient privacy for the guests. However, you could develop the place into an ideal B&B or just use it as your perfect holiday home or permanent residence.

Pictures

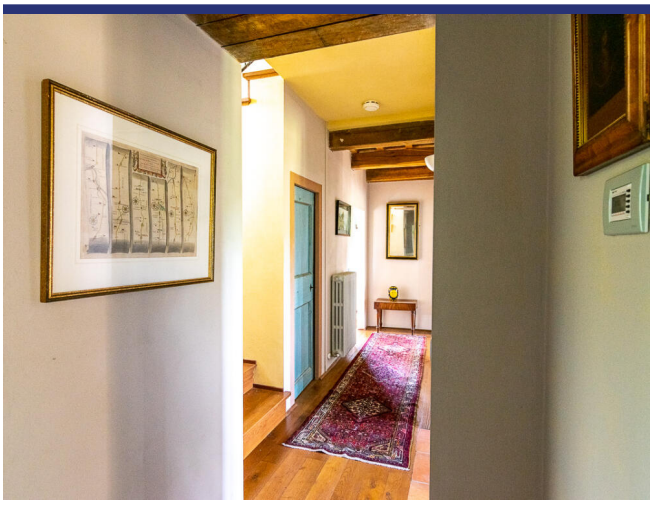










































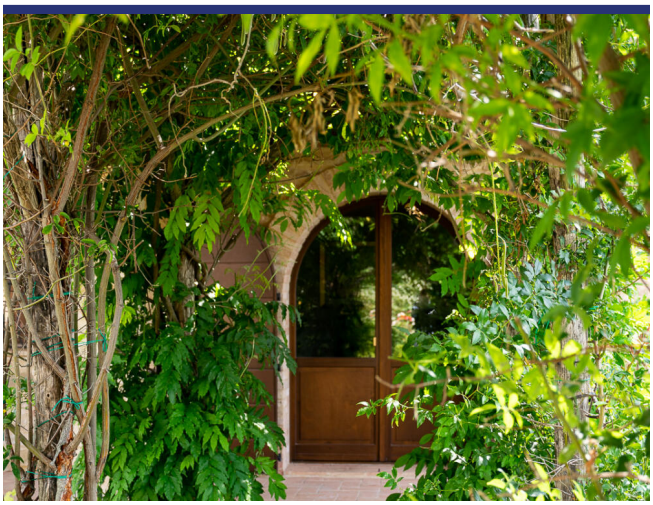






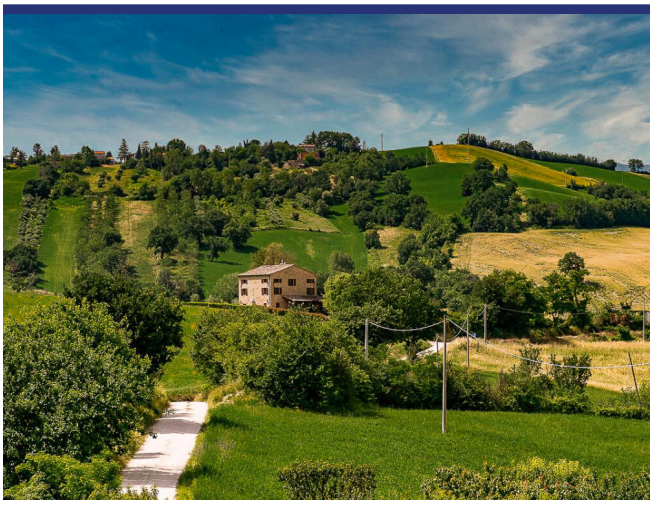







ANY PERSON WHO OMITS TO SHUT AND FASTEN THIS GATE
IS LIABLE TO A PENALTY NOT EXCEEDING FORTY SHILLINGS







Location & Details



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

- Reference: 4302
- Villa/Farmhouse
- Panoramic View
- 30 km to Lake
- 40 km to Sea
- 5 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 540.000

- Floorspace: 385 m^2
- SQM Plot: 3500 m^2
- Bedrooms: 4
- Bathrooms: 6
- Rental Potential: Very good
- Condition of the Property: Very 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?

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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