# Le Marche

## Tolentino

Ref. 3422: Villa with guest accomodation and swimming pool
Asking Price: € 350.000



# Description

Villa del Fattore was rebuilt in the eighties and thus a fairly new house. However, it still has a few accents from the former house with outside a few stone-finished walls. It is a solid and well-built house in a good condition.

Currently it is a main house with an apartment with in between a garage. Both the two-storey house and the apartment are habitable. The main house has a kitchen on the first floor and all double-glazed windows are with mosquito screens.

It is quite easy to divide the main house into two apartments with an apartment on each floor. Although the current lay-out is a bit quirky. There is an internal staircase but each floor is also accessible separately from the outside and each floor has its own terrace. On the first floor, there is a large balcony overlooking the Sibillini mountains and the hilltop towns of Colmurano and San Ginesio. The garage could be added, incorporated as an additional bedroom/bathroom, into the apartment or the main house.

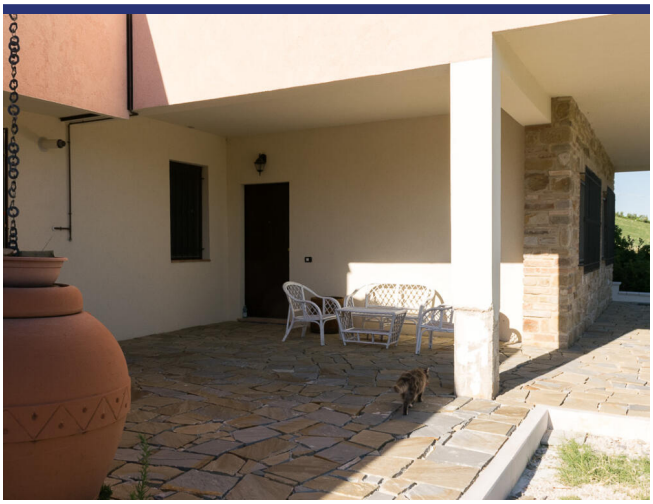
There are many possibilities to use the house; as it is now, a family house with a separate guest accommodation, a B&B or three apartments.

There is a swimming pool and the entire garden is fenced. There is also an electric gate with remote control.

Villa del Fattore is not far from Tolentino, the second city in Macerata province, which is a 10-minute drive away. Not far from home is a charming small neighbourhood shop.

# Pictures



















# Location & Details




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

- Reference: 3422
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 40 km to Sea
- 7 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 350.000

- Floorspace: 220 $m^2$
- SQM Plot: 10000 $m^2$
- Bedrooms: 5
- Bathrooms: 3
- Rental Potential: 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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