

# Le Marche

## Vallefoglia PU

Ref. 4560: Luxury apartments in a recently completely renovated former monastery  
Asking Price: € 229.000



# Description

Luxury apartments in a recently completely renovated former monastery that originally dates from the period around 1500. The stylish building, which is in a quiet location in the sloping and varied hilly landscape, contains eight luxury apartments, four on the ground floor and four on the first floor. . The apartments on the ground floor have now been sold and will be completed shortly. The apartments on the first floor, ranging from 115 to 150 m<sup>2</sup>, still have to be finished, can be adapted if necessary and will be delivered in the spring of 2022. Some of the apartments on the first floor have an extra space on the second floor under the roof.

All apartments have underfloor heating and a finish with high-quality materials. Each apartment has a private garden and two reserved parking spaces, one of which is covered. The apartments are delivered finished, but not furnished. This means that, as is customary in Italy, the kitchen must still be purchased and installed at the expense of the buyer. The connections for this are present at the planned location of the kitchen. The bathrooms are delivered complete, including sanitary facilities, taps, etc. that meet the standard, but excluding any bathroom furniture. The gardens are provided with partitions with walls, fencing and separation with greenery. The swimming pool will be delivered fully functioning (including water). The parking spaces (one normal and one with a wooden roof) are also being constructed and are part of the delivery. All these things are included in the price.

The restored monastery is located 20 km (half an hour's drive) from the coast at the beautiful and chic coastal town of Pesaro. This city has everything a tourist could wish for; a cozy old town with beautiful shops, beautiful beaches and delicious restaurants on the beach with a sea view from the terrace. The nearest supermarket is 900m away in the beautiful old and friendly village of Talacchio, which is beautifully situated in the small-scale and rolling countryside.

The stated price is the starting price excluding IVA (Italian VAT). The IVA amounts to 4% of the purchase price in the case of a 'prima casa' (residence) and usually 10% in the case of a 'second casa' (holiday home). The square meter price is modest for this type of apartment in a location a short distance from the coast.

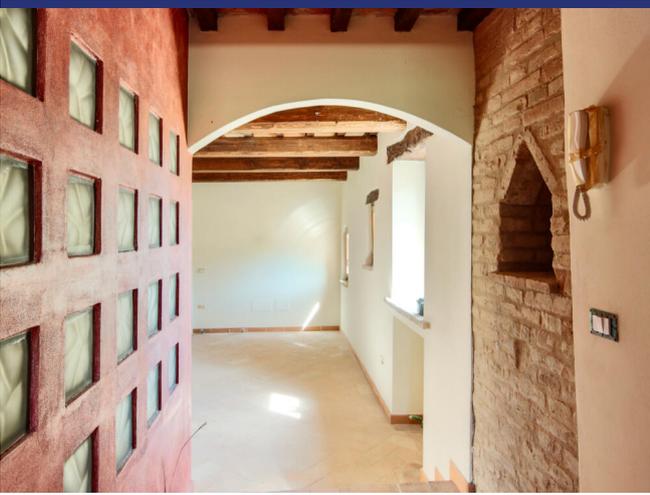
# Pictures



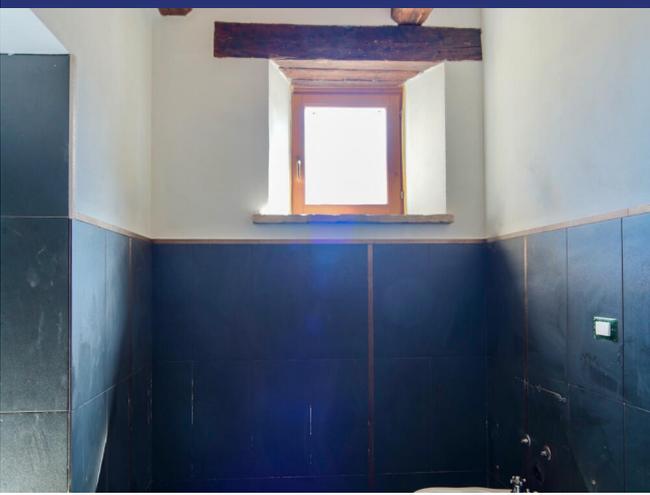


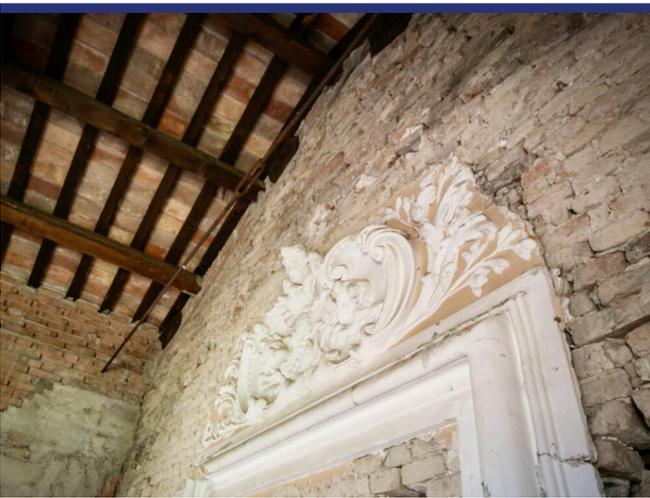
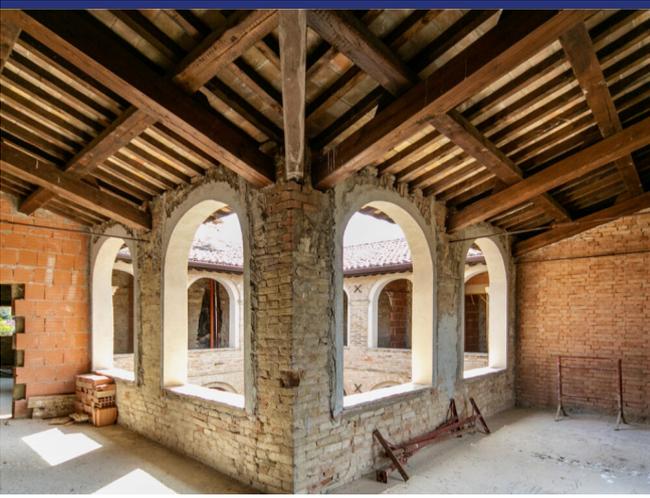


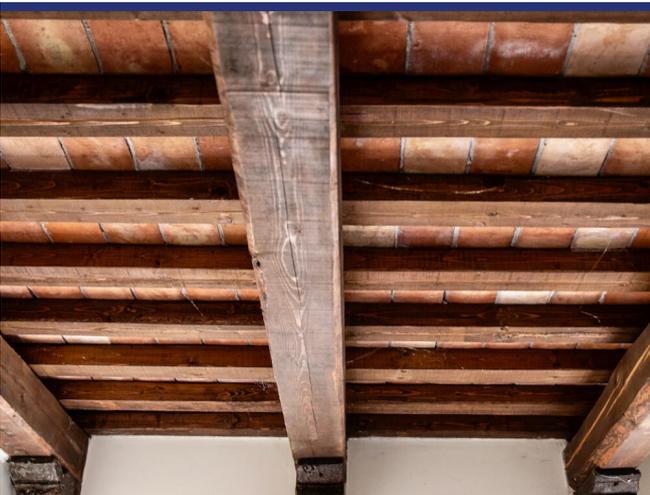




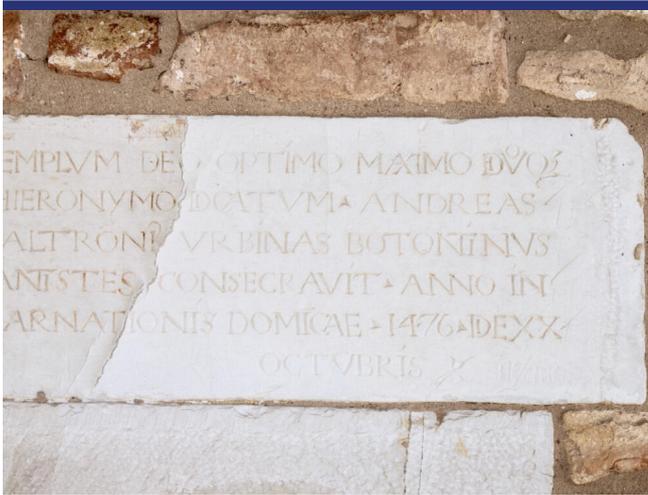


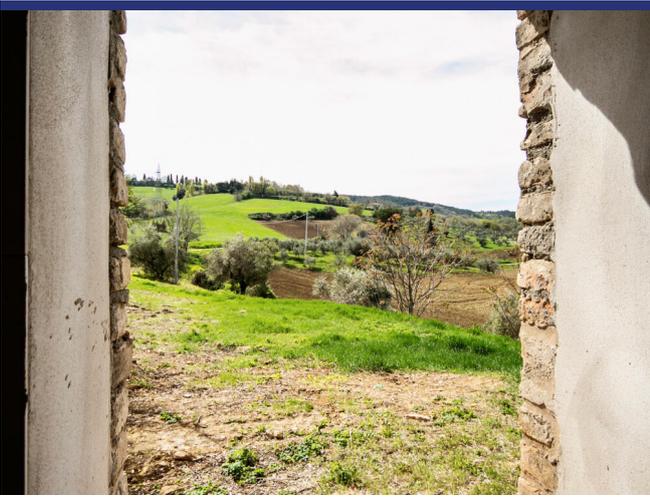


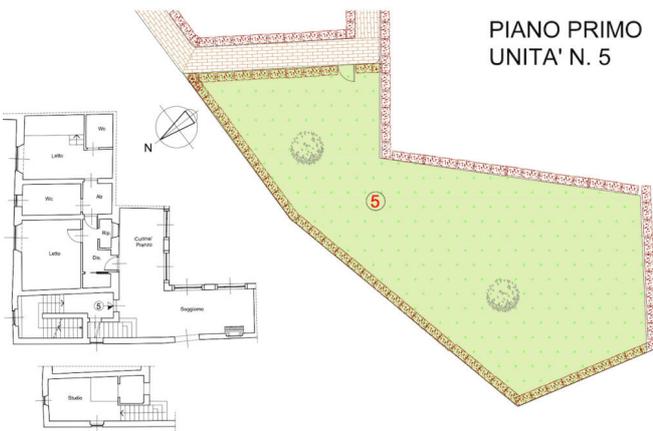




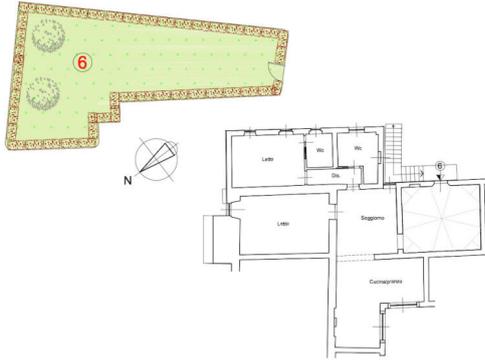








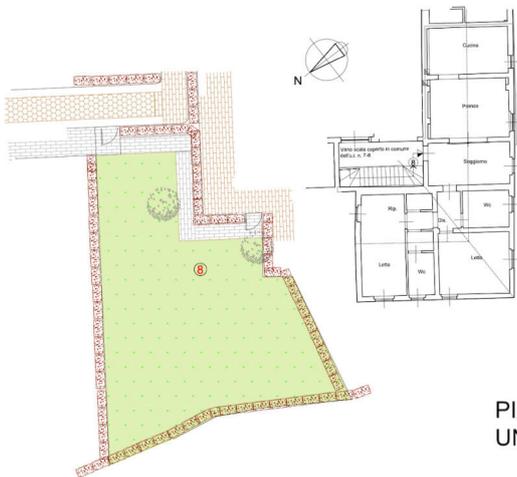
PIANO PRIMO  
UNITA' N. 6



PIANO PRIMO  
UNITA' N. 7



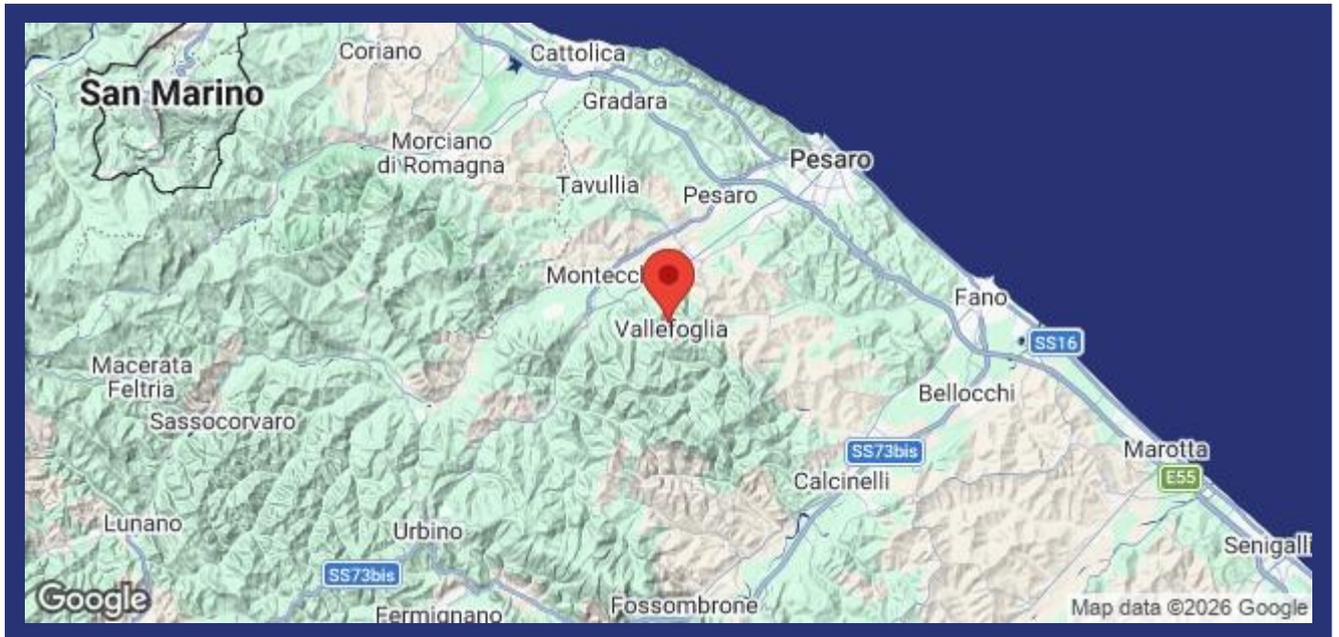
PIANO PRIMO  
UNITA' N. 8







# Location & Details



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

- Reference: 4560
- Apartement/In borgo
- 20 km to Sea
- 1 km to Village
- Garden
- Terrace
- Central Heating
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 229.000
- Floorspace: 149 m<sup>2</sup>
- SQM Plot: 5000 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Newly built
- 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 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

