Le Marche

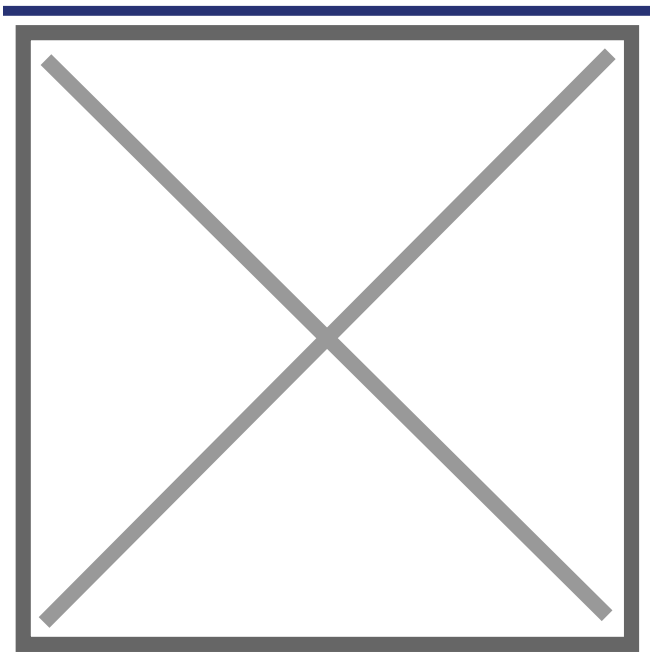
Loro Piceno

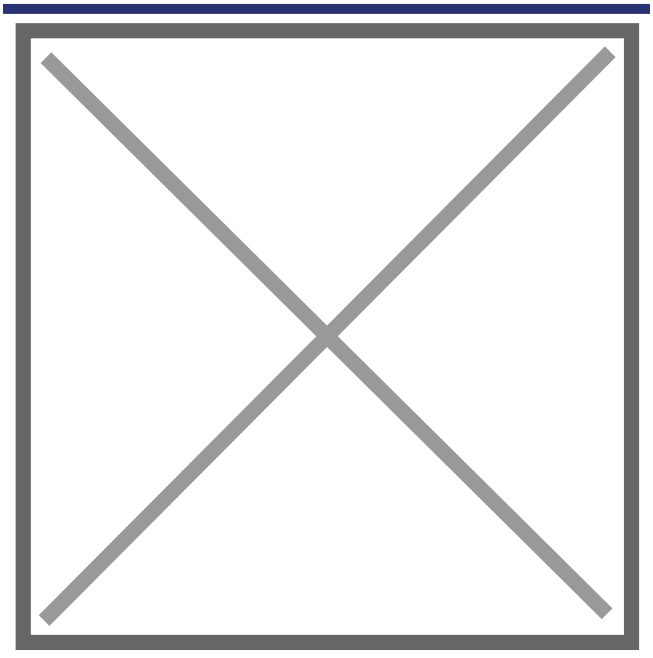
Ref. 1306: Classic Country House
Asking Price: € 679.000

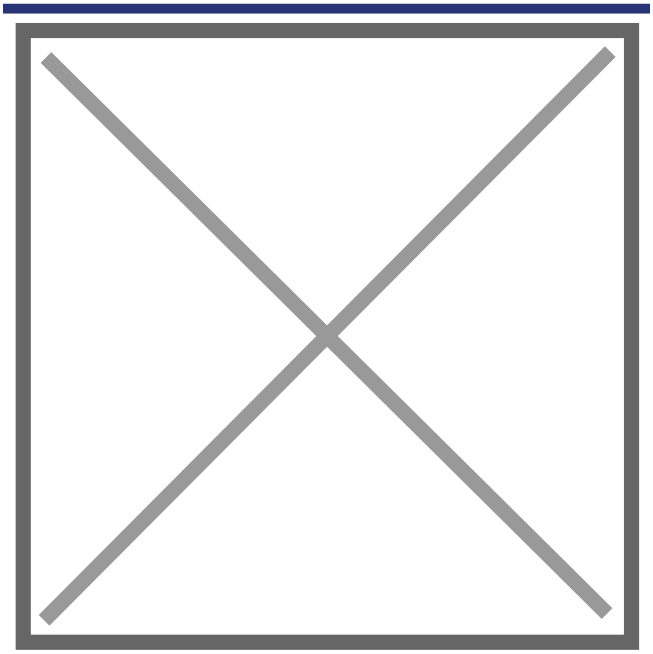
Description

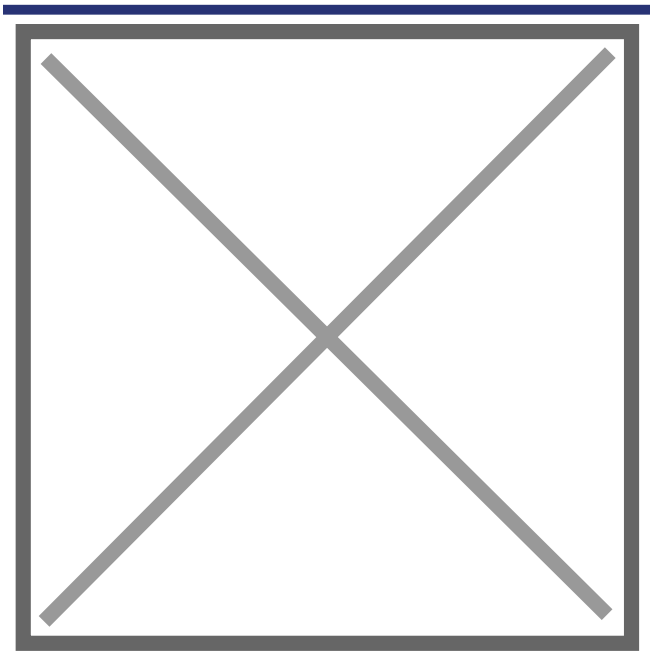
Casa Nobile is a stylish classic property in Le Marche. The house is thoughtfully and respectfully restored, maintaining the original features and character. However, at the same time, the house offers modern, comfortable, contemporary living. It has a classic arched entryway, to the internal archways, classic floor tiles, traditional gardens, old fireplace and "pietra serena" steps in the grand entryway and the old beams throughout. The old brick exterior has been wonderfully restored to its original beauty. There's a real country kitchen (eat-in) with a stone sink. From there, there's the formal dining room to one side and an outdoor loggia to the other. There's also the grand entryway with arched portone (main door). The living room is spacious, comfortable and still has the original old fireplace. The ground floor has underfloor heating. There's amply light pouring into the house, as its fully southern exposure guarantees all day sunshine and dramatic sunrises and sunsets. Note, too, that the house is wired for sound, with music piped inside and outside. The first floor has 3 bedrooms, all spacious, well-appointed and tastefully done. There's a family bath and an ensuite on this floor. The ensuite includes a spacious dressing area. The master suite has a fireplace. Proceeding up the wide staircase to the 2nd floor, there are two more bedrooms and a bathroom/laundry. So, there is lots of flexibility – 5 bedrooms are there...you can use 3 or 4 and have room for an office, an entertainment room or a personal gym. Casa Nobile has been well restored. The ground floor is insulated using the IGLU system which guarantees savings on heating/cooling and removes humidity from the ground floor. The roof is insulated and the house has been built in accordance with anti-seismic standards. The saltwater pool is large measuring 12mx6m. The plot is about 4500 square meters and completely usable. The views are fantastic; they're expansive views of the Marche countryside and take in multiple hill-top towns and rolling fields of summer sunflowers, which frequently surround the house in summertime. The property is ideally located. It's 2 or 3 minutes to the piazza of lively Loro Piceno with its restaurants, cafes, shopping and services. You can walk there from the house in 15 minutes – a rarity for a house this private and this big. Loro Piceno is an old Roman outpost that today is known for its lively civic life and festivals, it's Vino Cotto dessert wine (just awarded the DOC designation) and some of the area's best restaurants. The historic hill-towns of Sant'Angelo in Pontano, San Ginesio and Mogliano are all within 5-15 minutes. Provincial capital, Macerata, with its university quarter, famous summer opera and elegant shops is 20 minutes from Casa Nobile. Sea and mountains are equidistant at about 35 minutes.

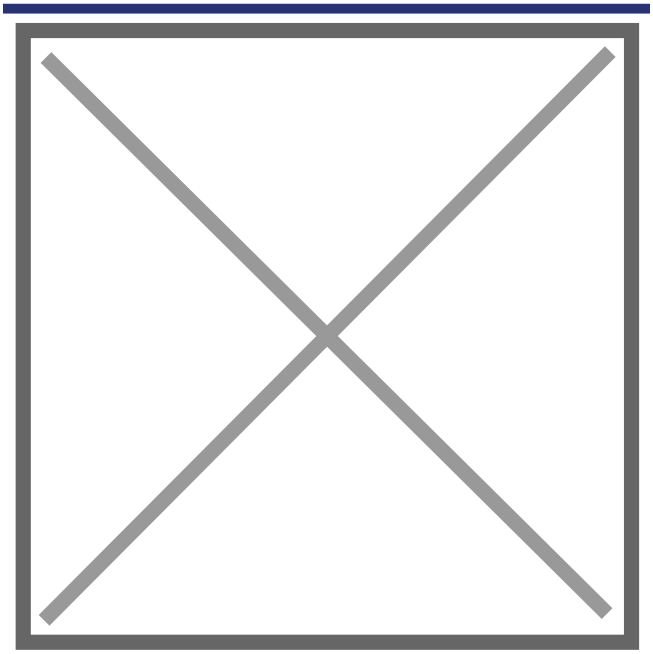
Pictures

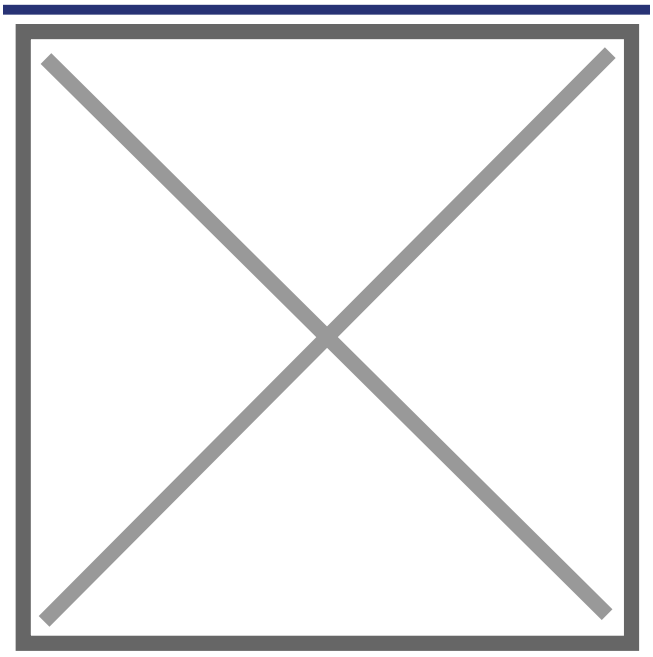


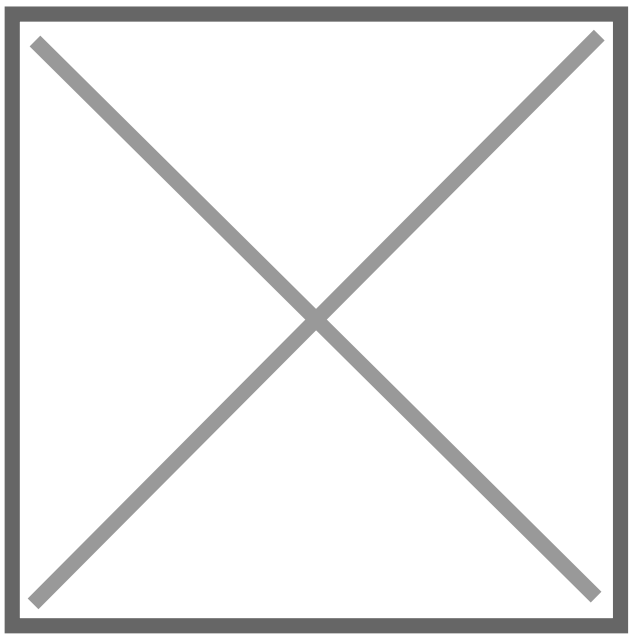












Location & Details



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

- Reference: 1306
- Villa/Farmhouse
- Panoramic View
- 40 km to Sea
- 3 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 679.000

- Floorspace: 260 m^2
- SQM Plot: 4500 m^2
- Bedrooms: 11
- Bathrooms: 4
- Property Management
- 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?

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