# Le Marche

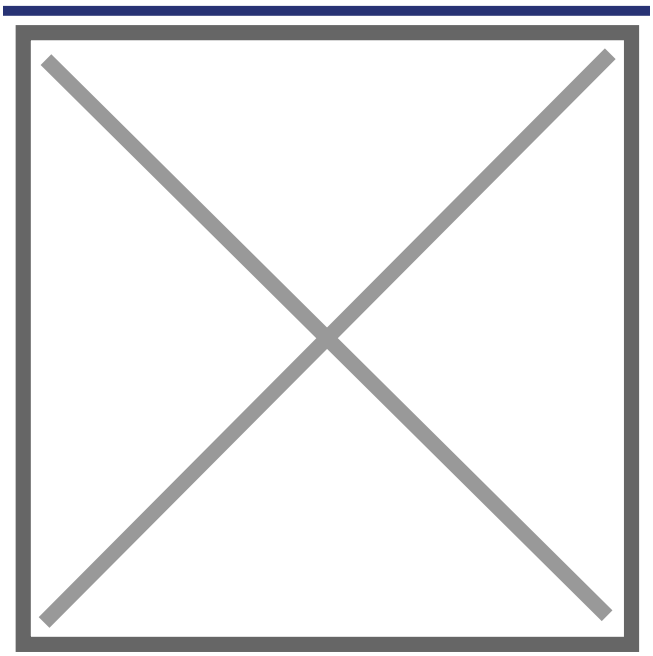
## Osimo

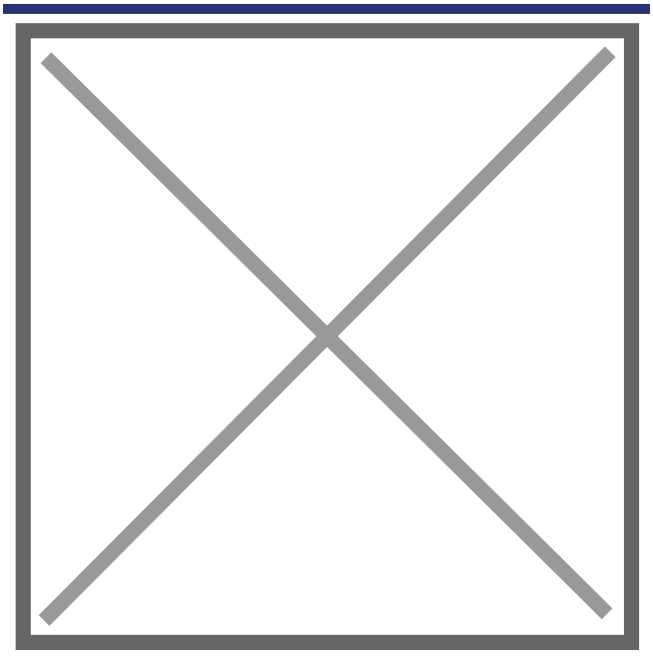
Ref. 1289: Casa Padronale
Asking Price: € 550.000

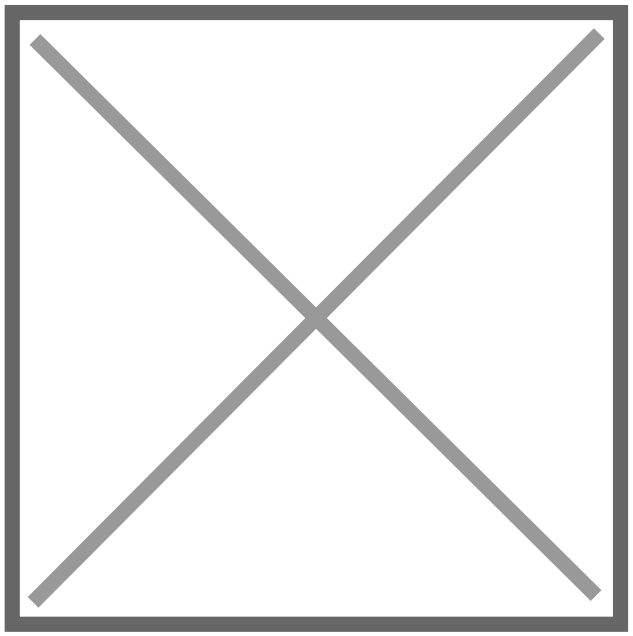
# Description

Described as one of the best examples of rural architecture in the region, of considerable historic and architectural value, situated on the highly sought-after hillside of Montecerno. The house for sale is described as one of the best examples of rural architecture in the region and is called an ex colonica because it is considered, architectonically to be a ‘casa padronale' and not a typical farmhouse. It is constructed in part with locally obtained natural materials such as tufo stone and in part in brick. The roof, recently restored as of 2005, is described as a ‘tetto a padiglione' (hipped roof) and has beautiful, characteristic, ornate wooden eaves. The roof is sound, as are the walls and the floors. The windows and doors characteristically framed in brick, as well as the beautifully made brick staircase and the corner pilasters on the outside of the house, also made of brick, are distinctive indications of the substantial value of the structure. Another indication of the solid (and modern, for its day) planning and the extra expense put into the construction of this house is that the house is has a rectangular plan and that the pitched roof has four under-layers. The house measures 280 square meters and is constructed on two floors, each floor measuring 140 square meters. Ground Floor Once home to the winery and stables (horses and carriage). It has independent access to the outdoor yard, easily convertible into a separate apartment. It is a marvellous space which can be transformed into various kinds of accommodation according to desire and need. This floor is divided into four areas of varying shapes. The ceilings have a slightly varying height, from 3.4m to 3.3m. Upper Floor Climb a stone and brick external staircase. This is a typical, picturesque feature of Marchigiani country houses. The staircase leads to a small landing with a brick parapet (3.5m x 1.6m) that opens onto the living-room with fireplace, measuring 4.6m x 5.2m. There are four bedrooms measurements: 5.2m x 4.4m, 4.0 x 4.4m, 3.2m x 3.8m, and 3.8m x 6.0m. The kitchen measures 2.2m x 2.9m and the two bathrooms measure 3.4m x 2.9m and 1.8m x 2.5m. The ceilings have their original wooden beams, which are beautifully preserved. The maximum height of the ceiling on the top floor, in the centre of the house, is 4.3m, sloping down to 2.9m on the sides. Annex The little annex, for restoration, measures 43 square meters. It is built of antique bricks and has two small rooms (3.8m x 4.2m and 3.3m x 3.8m) plus a storage area measuring 2.8m x 1.3m and stands on a corner of the ample (500 square meters) courtyard, with grass and beautiful trees, that surrounds the house on three sides. Land The land is splendid. It is terraced, in total 4.5 hectares. There are several olive and elm trees as well a few of pines and other healthy shrubbery. The land is clearly fertile, covered in tender grass, suitable for gardening and fruit trees and has been used in the past as pasture for sheep and for grazing horses. The land could also host a second road and there would be plenty of room for a large, secluded pool on a plateau underneath the house, overlooking the same magnificent panoramic view that can be seen from the house proper: countryside, hills and orchards, with mountains and the Adriatic Sea in the distance. A Secluded, Scenic Haven On Montecerno it is possible to be close to a town (and therefore all of the amenities) and still enjoy the country. The house remains private but is near enough to towns and villages so that one does not need to feel isolated. The village of Offagna is only three minutes away by car and the town of Osimo is five minutes away. The city of Ancona is 20 minutes away by car.

# Pictures







# Location & Details




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

- Reference: 1289
- Villa/Farmhouse
- Restoration Project
- Panoramic View
- 15 km to Sea
- 5 km to Village
- Garden
- Garage: To be realised
- Guesthouse: To be realised
- Pool: To be realised
- Asking Price: € 550.000

- Floorspace: 282 $m^2$
- SQM Plot: 45000 $m^2$
- Bedrooms: 17
- Property Management
- Rental Potential: Very good
- Condition of the Property: Partly to be renovated
- Status: Available

# 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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