# Le Marche

## San Ginesio

Ref. 3234: Villa with Watchtower and a View
Asking Price: € 480.000

# Description

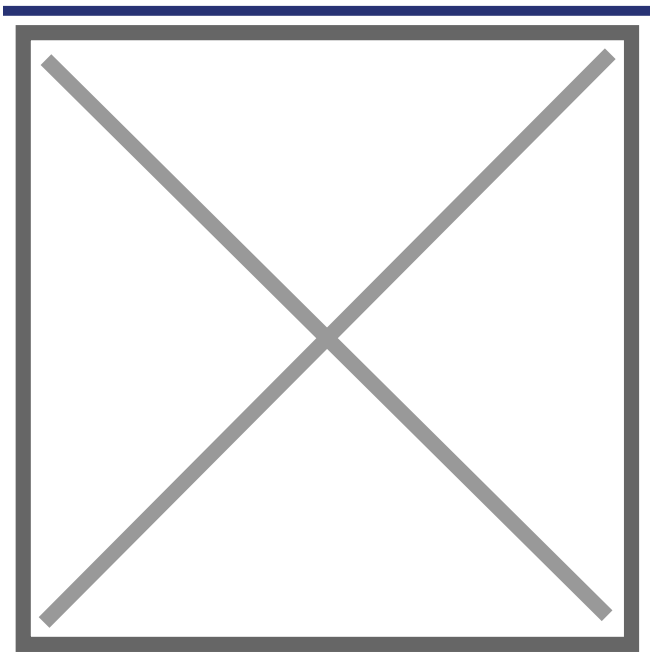
A newly build and builders finished villa with a breathtaking view on the Sibillini Mountains for sale in Le Marche. The property consisted of a villa with a tower (157m$^2$), a large basement (220m$^2$) a "belvedere loggia" (31m$^2$) and a terrace of 25m$^2$. Furthermore, there is an unfished swimming pool of 5 by 12m. The total area included in the price is 3000m$^2$. The house is earthquake-resistant. It is a concrete building incorporating natural stone-face cladding. The walls and roof are thermal insulated with 10cm polystyrene.

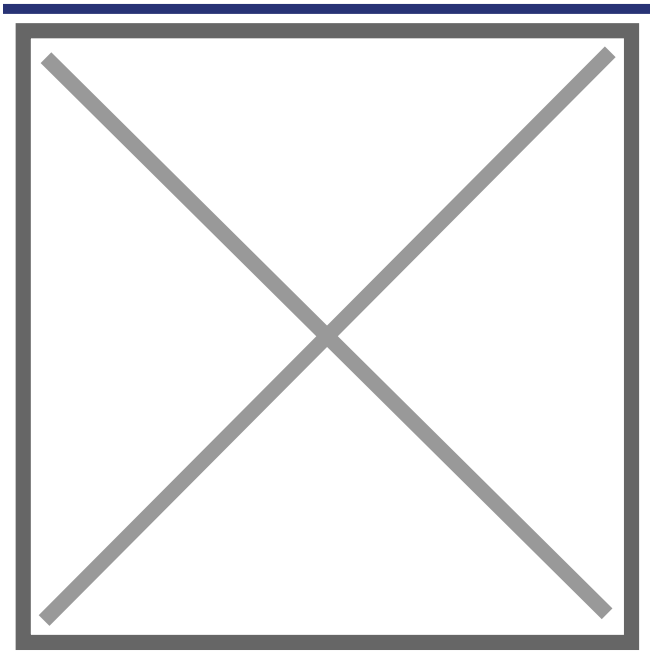
The current asking price is for the house unfinished; no partition walls, no heating system, no doors and windows. The house is connected to the water and electricity grid and has already some basic sanitary system in place. The owners, a building company, are intending to sell the house as chiave in mano (turnkey). The price for a finished house is depending on your requirements and has to be defined. It might be possible to incorporate the basement and convert this large space into living area.

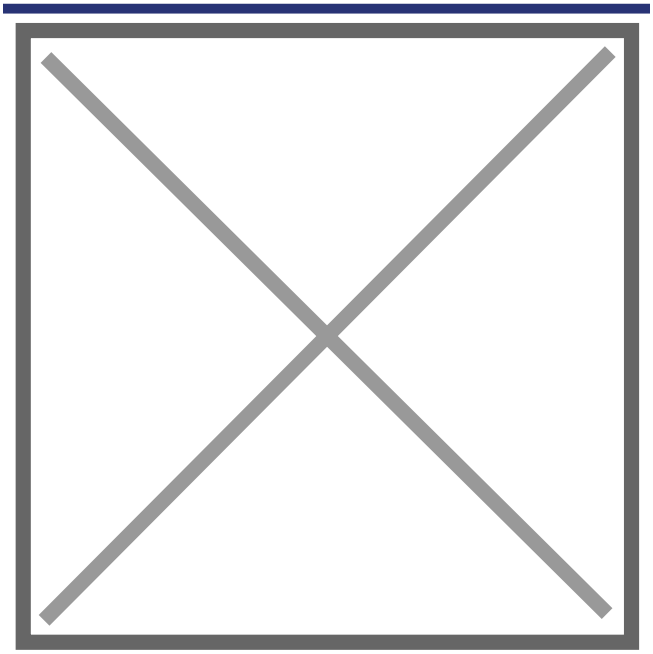
The property is easy accessible and close to a restaurant (walking distance) and small bar/mini supermarket (five minutes' drive) shop. Not far is the town of San Ginesio which has a beautiful square, shops and restaurants.

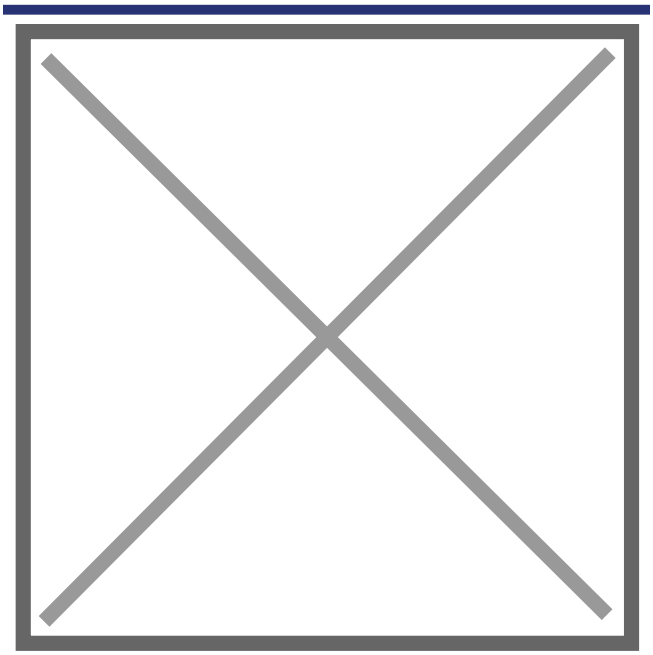
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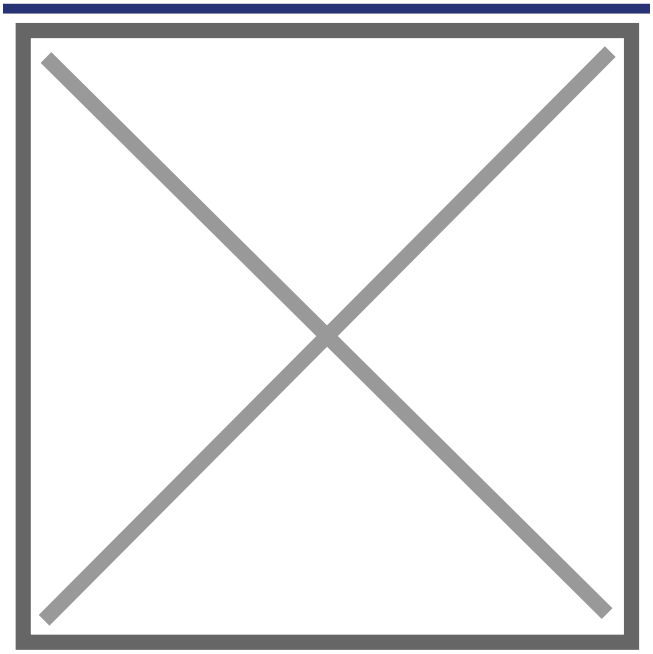
# Pictures

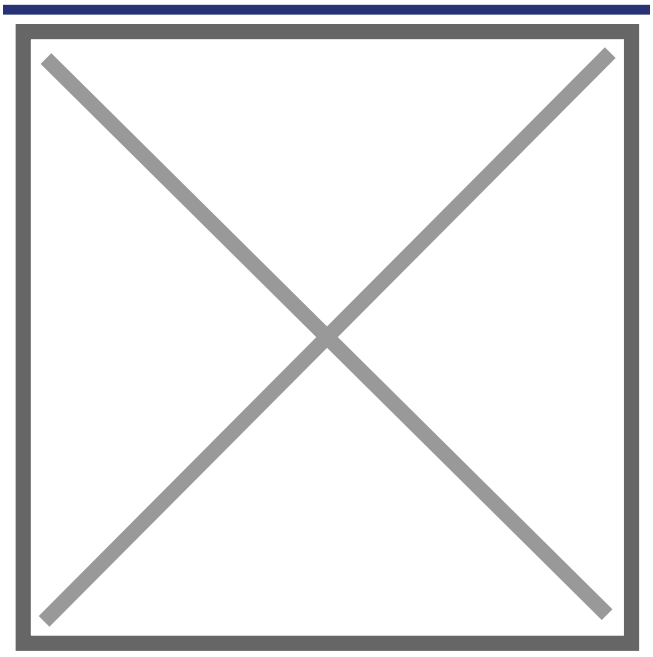


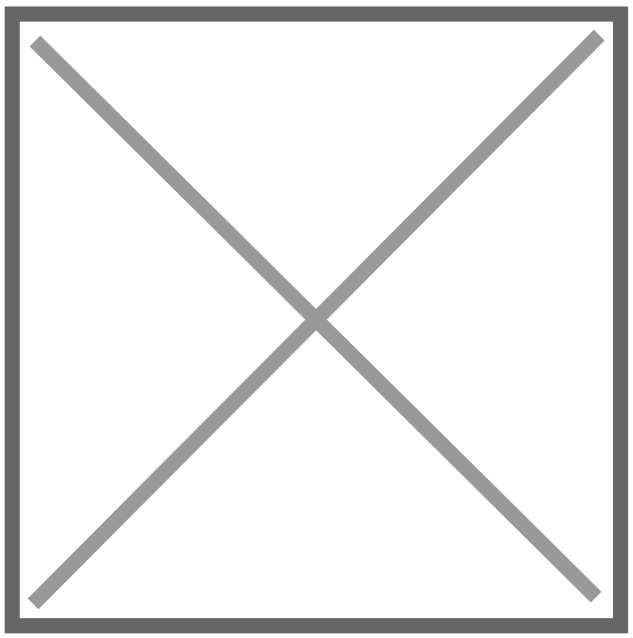












# Location & Details




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

- Reference: 3234
- Villa/Farmhouse
- Restoration Project
- Panoramic View
- 30 km to Lake
- 40 km to Sea
- 5 km to Village
- Garden
- Terrace
- Garage: Yes
- Pool: Yes
- Asking Price: € 480.000

- Floorspace: 186 $m^2$
- SQM Plot: 3000 $m^2$
- 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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