Le Marche

Sant'Angelo in Pontano

Ref. 838: Romantic Cottage with swimming pool
Asking Price: € 190.000

Description

Casa Roverbella is a charming and secluded two bedroom cottage with its own private pool, at the end of a quiet country lane just outside the beautiful hill town of Sant'Angelo in Pontano in Le Marche, Italy.

Casa Roverbella is a sympathetically restored, traditional stone house built into the very rock of the hillside, with oak woods behind and spectacular views of the rolling countryside and the Sibillini Mountains from all rooms and terraces. Because the house is the last on the lane, there is no passing traffic at all and lots of privacy.

The house can sleep 4 adults comfortably, with two double bedrooms on the top floor. One bedroom is with an arched door out to the garden and a window overlooking the mountains. Between the two bedrooms is a good sized bathroom with shower.

Downstairs is a lovely dual aspect living room.

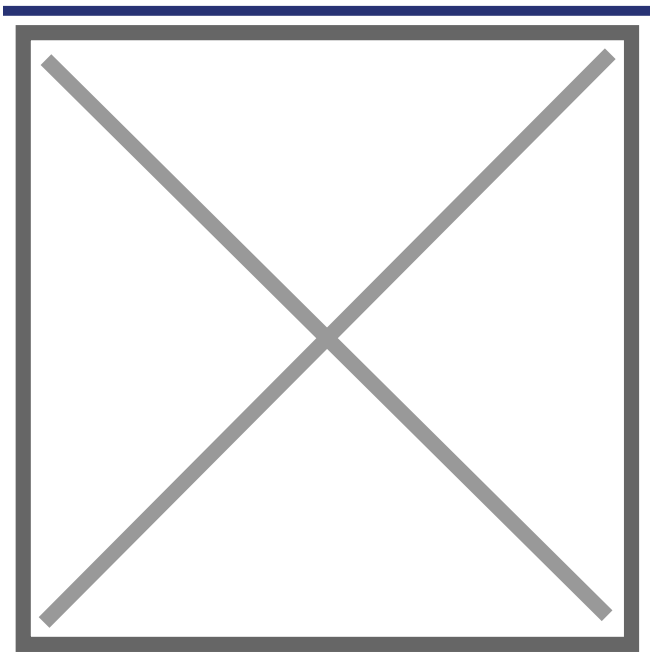
The terrace is off the living room. Because the terrace is shaded by a large oak during the middle of the day it is the ideal place for lunch or just to sit and read.

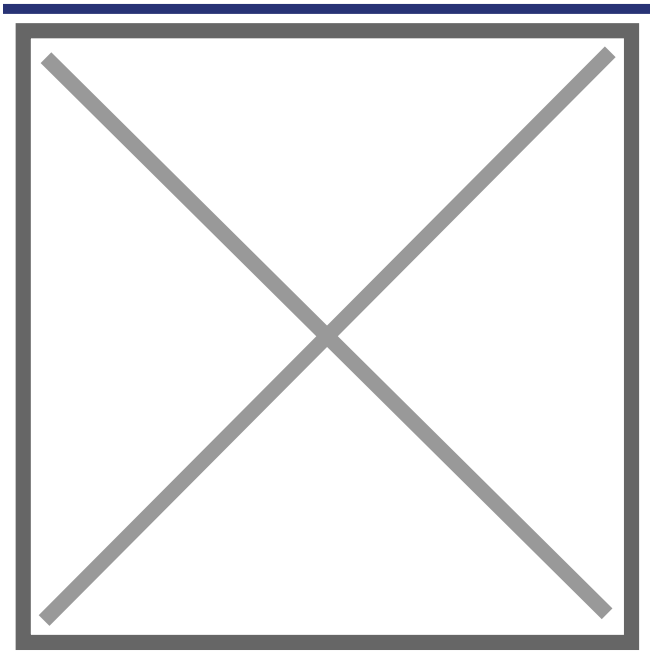
There are steps down from this terrace to a lower terrace outside the kitchen. This area catches the early morning sun and is an ideal spot for breakfast.

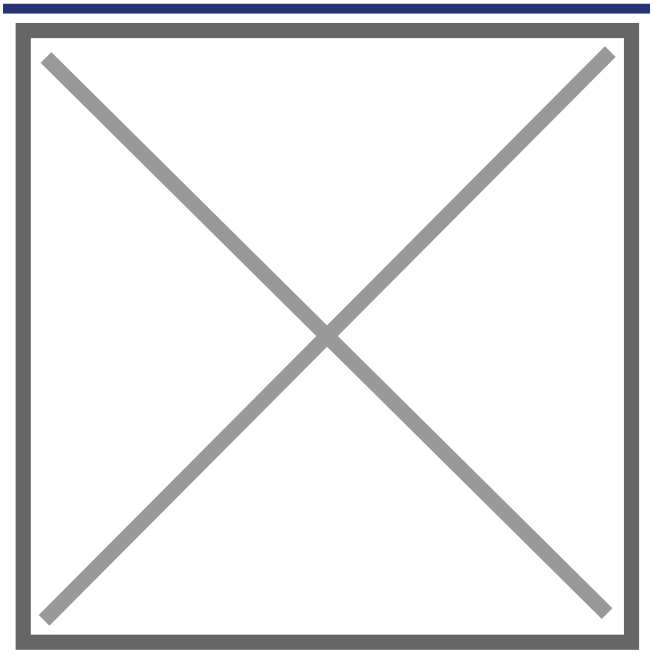
Unusually for a house of this size, Casa Roverbella has its own private pool. With a stone terrace and set amongst mature olive trees the pool is a real sun trap and totally private, and has an even better view of the mountains than from the house.

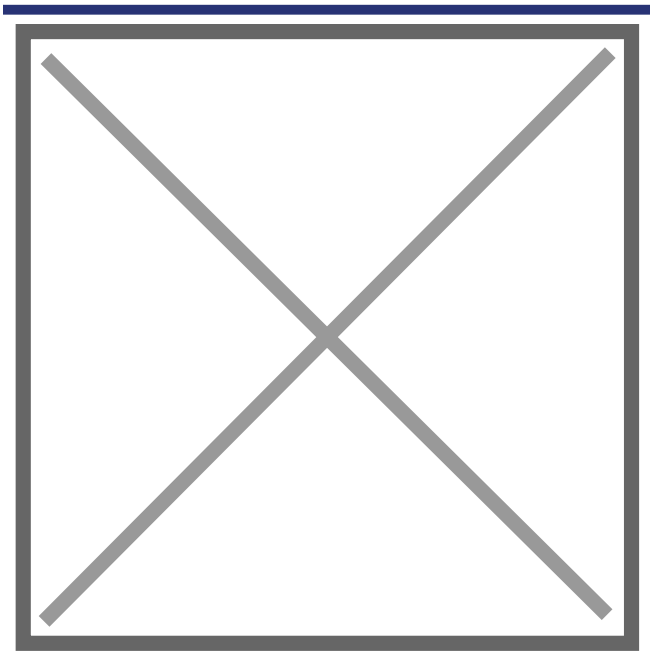
Local activities include horse-riding, fishing and wine-tasting at some great local vineyards. Golf fans can enjoy the championship course at Conero, with clubs for hire and less than an hour's drive. For the adventurous, the nearby National Park offers parascending in the mountains, kayaking, quad-biking and miles of hiking trails. Long stretches of sandy Adriatic beaches are only 30 minutes drive away. Our village alone has 3 restaurants, and there are dozens more within a 15 minute drive.

Pictures









Location & Details



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

- Reference: 838
- Villa/Farmhouse
- Panoramic View
- 40 km to Sea
- 5 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Pool: Yes
- Asking Price: € 190.000

- Floorspace: 125 m^2
- SQM Plot: 2500 m^2
- Bedrooms: 2
- Bathrooms: 1
- Property Management
- Rental Potential: Very 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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