# Le Marche

## Tolentino

Ref. 2661: A newly built house situated in a panoramic location
Asking Price: € 285.000

# Description

A newly built house situated in a beautiful panoramic location with stunning views of the Sibillini Mountains and the surrounding Marche hills. The house is in a peaceful, secluded setting on a hill, less than 10 minutes away from the medieval town of Tolentino. On a clear day, the views reach as far as the Gran Sasso Mountain in Abruzzo.

The house, in total 367m2, was initially built with a Bed and Breakfast in mind, but internally needs to be finished and therefore can be completed as desired. Doors and windows, services and internal fittings still need to be done to complete the house. Water and electricity are connected.

The whole restoration project has been carried out to the highest standards, in full compliance with the latest anti-seismic and thermal regulations. The walls have been built with an extra insulating cover around the house so it remains cool in summer and warm in winter.

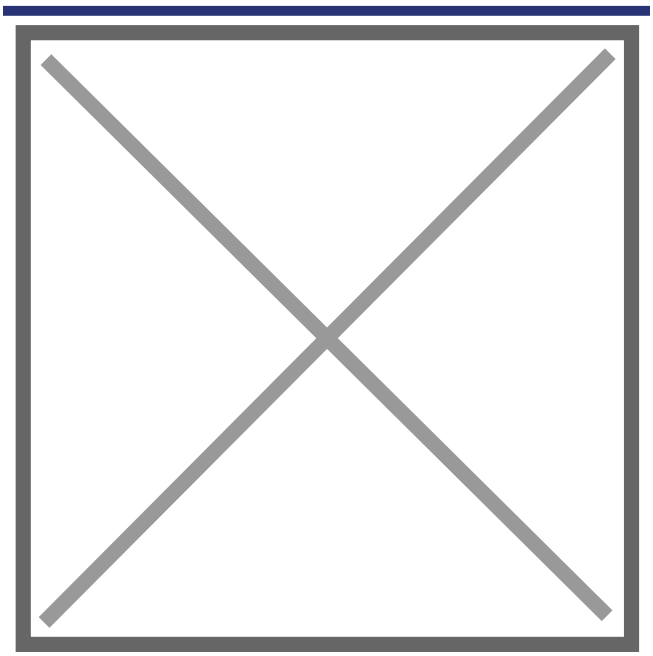
The property is on three floors; basement, ground floor and first floor. The basement has a spacious double garage and room for other living/storage area. The house has a wood beam ceiling, a veranda on the front and side of the house and a loggia on the first floor.

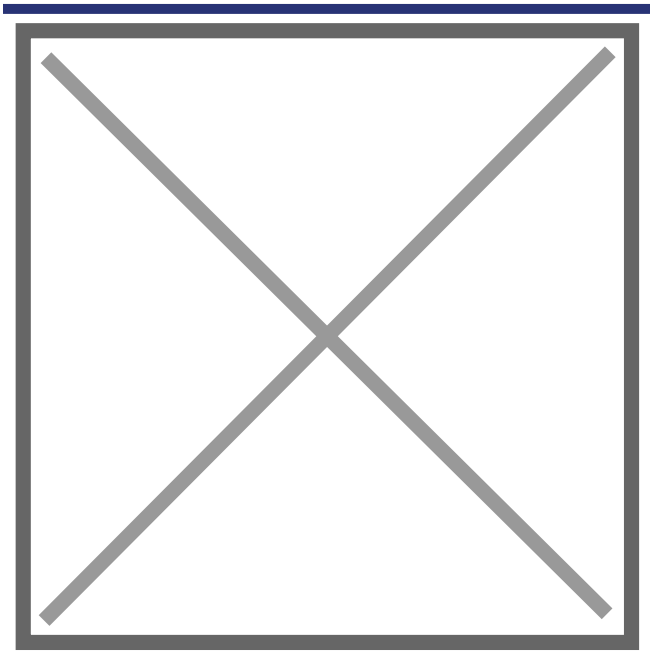
When restored internally, the house could have up to seven bedrooms, five bathrooms, open plan kitchen and living room. The original layout plans are available. The house comes with about one hectare of land including over 20 olive trees, as well as other fruit trees. There is the original well located in the garden, useful for building a swimming pool behind the house. There is also a gated drive leading up to the house.

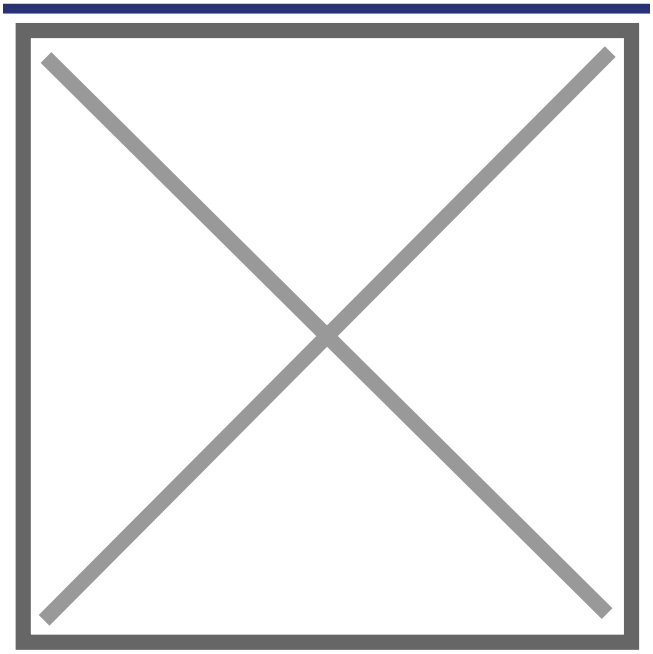
The house is 30 minutes away from the ski slopes of the Sibillini Mountains, 40 minutes from the Adriatic Coast and 1 hour from Ancona airport.

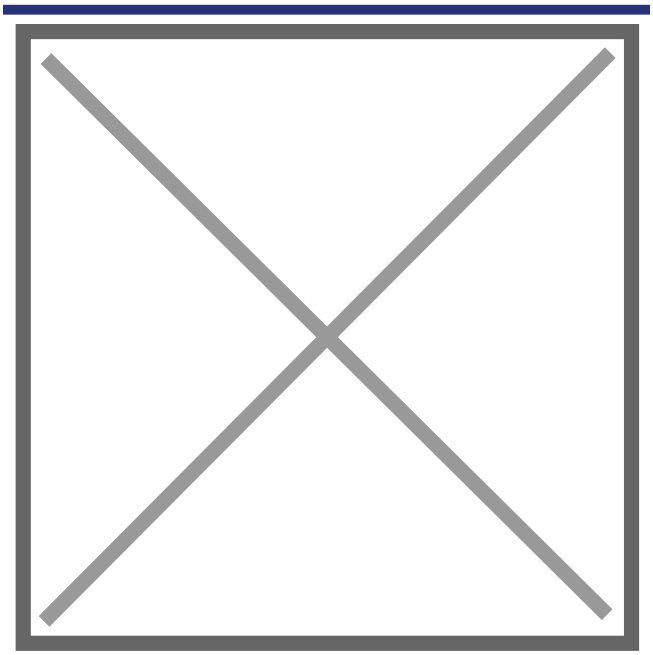
The property would be perfect as a private home or a bed and breakfast.

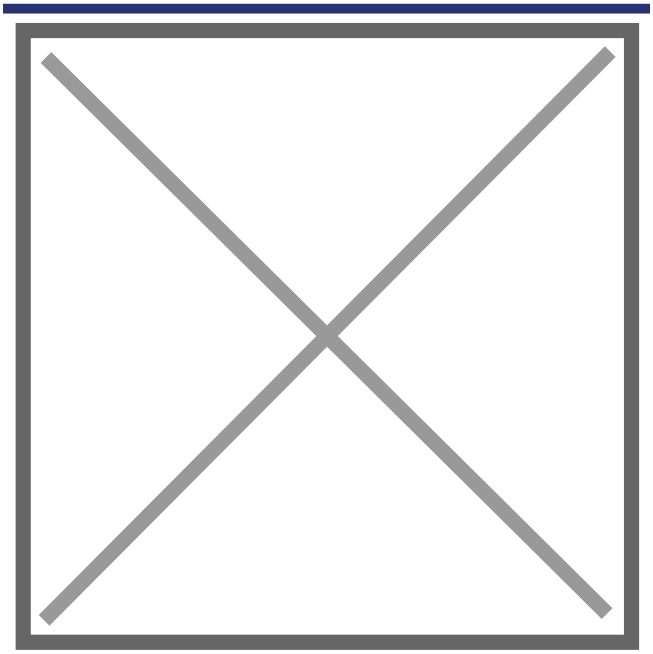
# Pictures

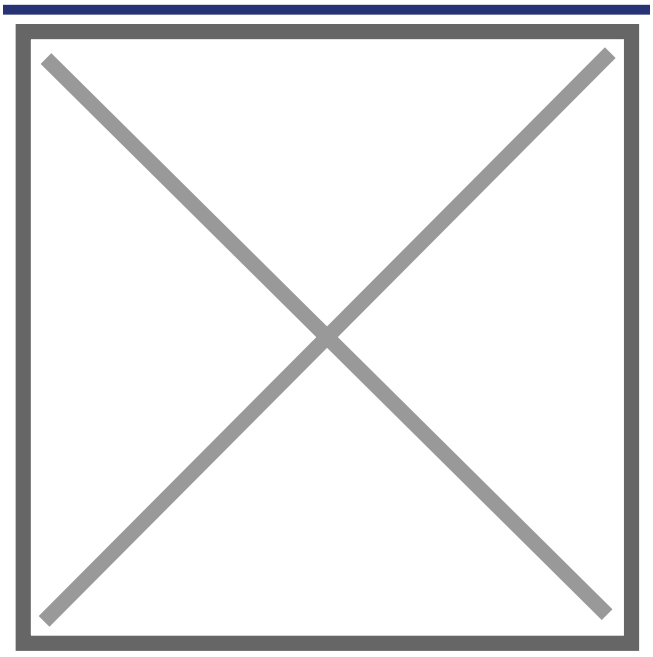


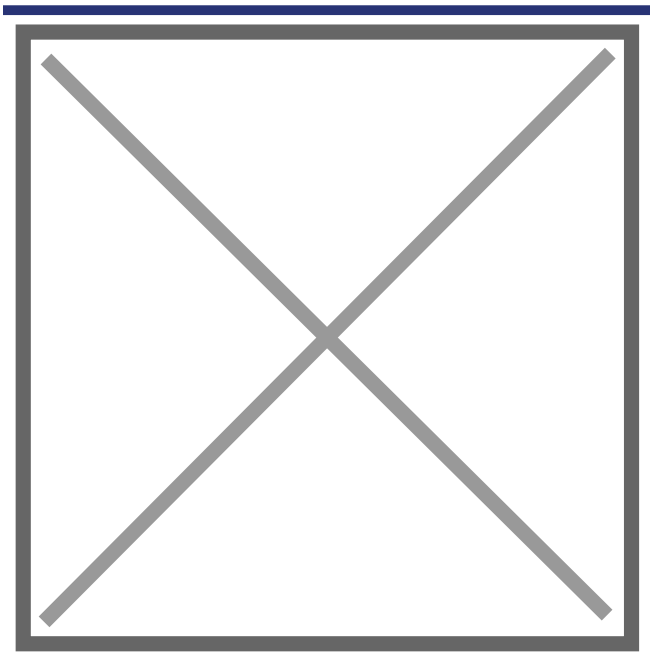


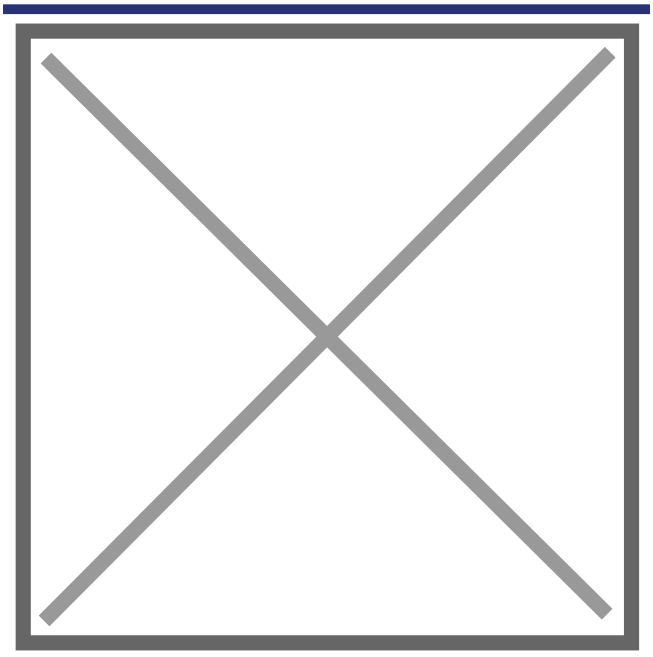


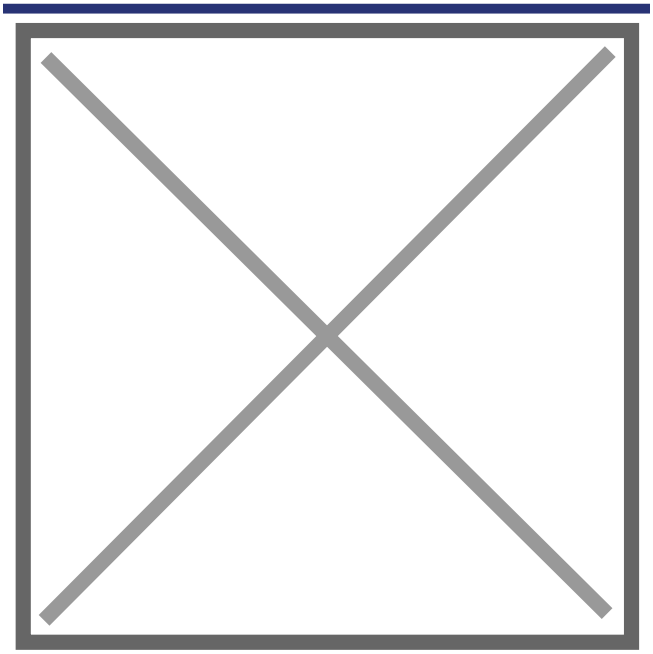


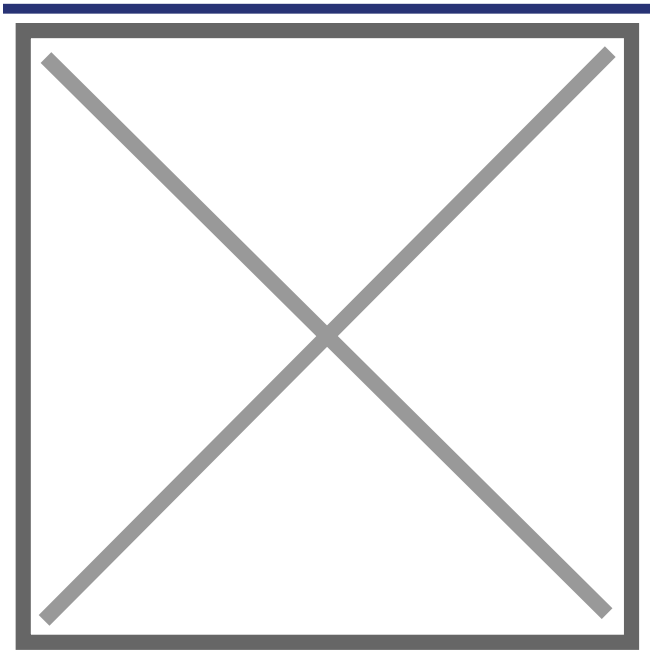


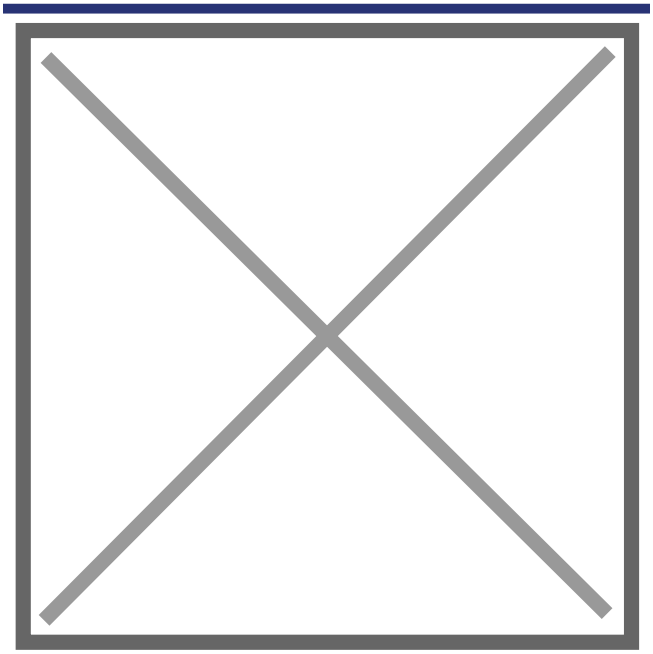


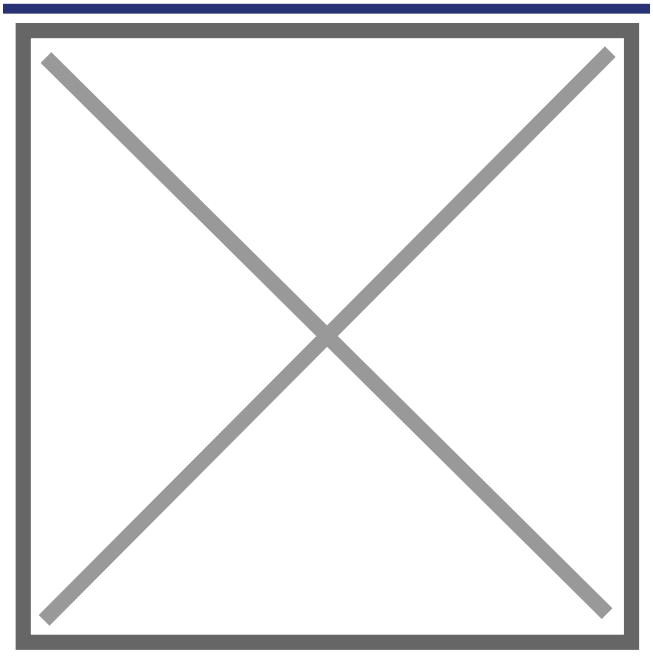


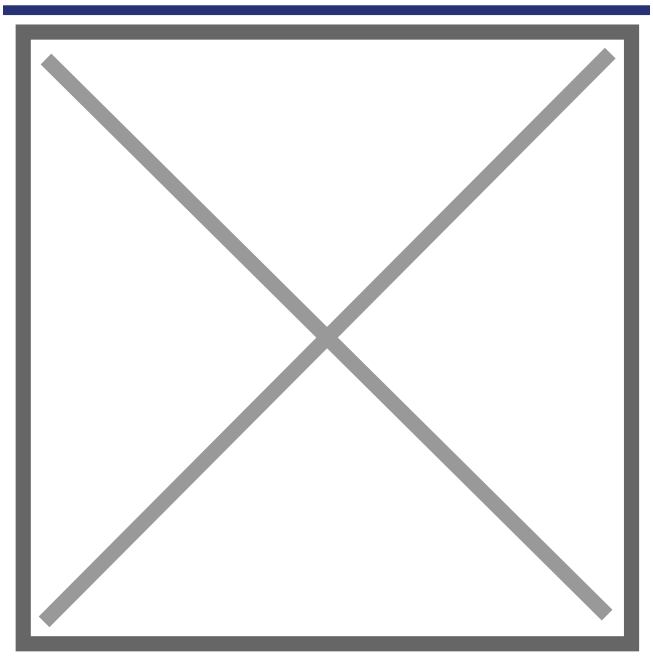


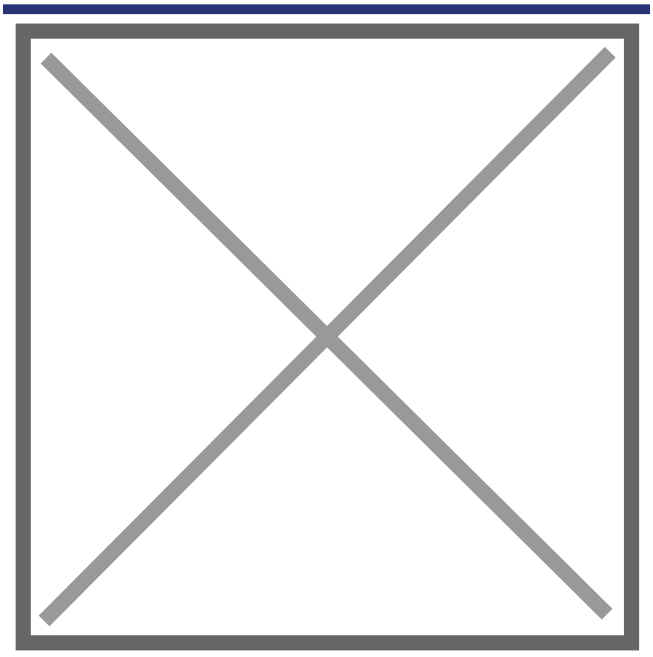


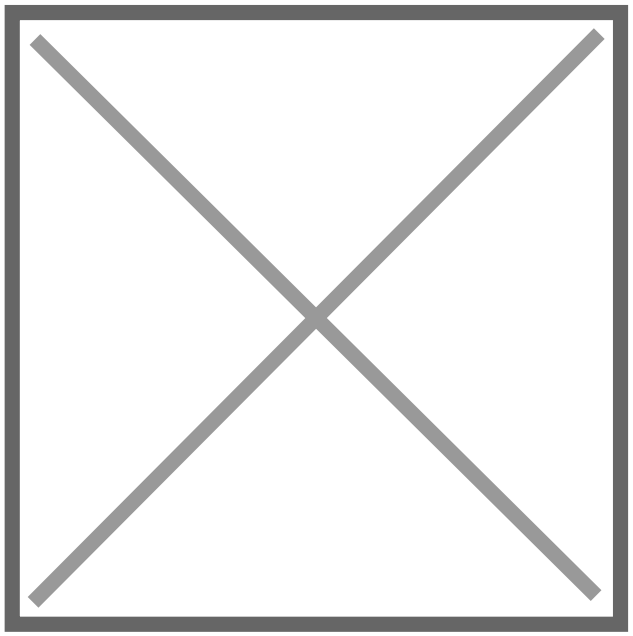












# Location & Details




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

- Reference: 2661
- B&B/Agriturismo
- Panoramic View
- 40 km to Sea
- 3 km to Village
- Garden
- Terrace
- Balcony
- Garage: Yes
- Guesthouse: To be realised
- Pool: To be realised
- Asking Price: € 285.000

- Floorspace: 367 $m^2$
- SQM Plot: 10000 $m^2$
- Bedrooms: 6
- Bathrooms: 5
- Rental Potential: Good after renovation
- 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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