Le Marche

Carassai

6520: Panoramic restored farmhouse with swimming pool, guest accommodation and olive grove near Carassai.
Prezzo: € 595.000



Nestled among the gentle hills surrounding Carassai, Villa Sole is a beautifully restored farmhouse that perfectly captures the timeless charm of rural Le Marche. Set in a panoramic and sun-drenched position, the property enjoys sweeping views across rolling vineyards and unspoiled countryside, offering an authentic Italian lifestyle in a peaceful and private setting.

The villa extends over approximately 345 sqm across three floors, thoughtfully restored to blend traditional character with modern comfort. Surrounded by a meticulously maintained garden of about 2,500 sqm, the grounds include fruit trees and an olive grove of around 30 trees, producing organic extra virgin olive oil each year. A generous 9 x 4 metre swimming pool, framed by terraced areas, provides the perfect place to relax while taking in the tranquil landscape.

The ground floor hosts two independent guest apartments, each offering around 63 sqm of living space with a bedroom, en-suite bathroom, and an open-plan kitchen and living area, ideal for hosting guests or generating rental income.

An internal staircase leads to the first floor, where a spacious and light-filled kitchen-dining room opens into an elegant living room with direct access to a panoramic terrace, perfect for al fresco dining and sunset views.

The second floor comprises four generously sized bedrooms, two with private bathrooms, while the remaining bedrooms share a third bathroom on the same level.

A detached accessory building, set amongst the olive trees in a particularly scenic position, offers further potential for guest accommodation, a studio, or a wellness space.

The property has been carefully restored in phases between 2008 and 2012, with a refined interior style introduced by the current owners. The swimming pool was added in 2015, and the most recent updates include bathroom renovations completed in 2017. The villa is presented in excellent structural and aesthetic condition, ready for immediate use.

The villa is fully serviced with electricity, mains water, LPG heating, and a septic tank system.

Positioned along a quiet, well-maintained country road, Villa Sole offers both privacy and convenience. The historic centre of Carassai is just 2 km away, easily reachable on foot or by car, while the Adriatic coastline and the charming seaside town of Cupra Marittima can be reached in under 20 minutes.

Thanks to its desirable south-facing orientation, the villa is bathed in natural light throughout the day, enhancing both the interiors and outdoor living spaces.

Distances

- Nearest village: 2 km
- Coast: 15 km
- Lake: 40 km
- Ski resorts: 60 km
- Airport: 95 km



















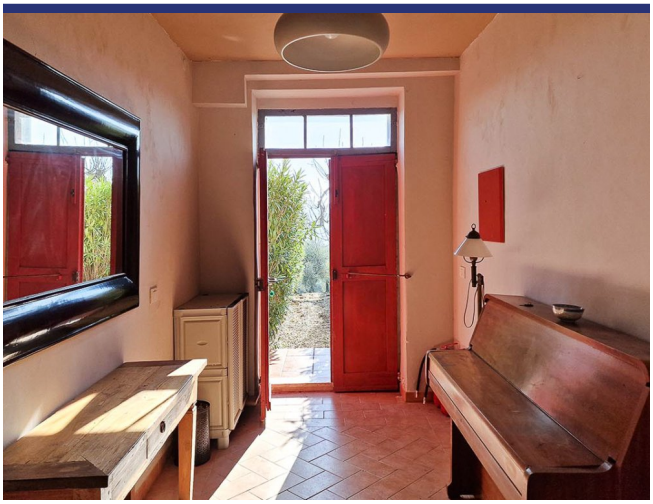









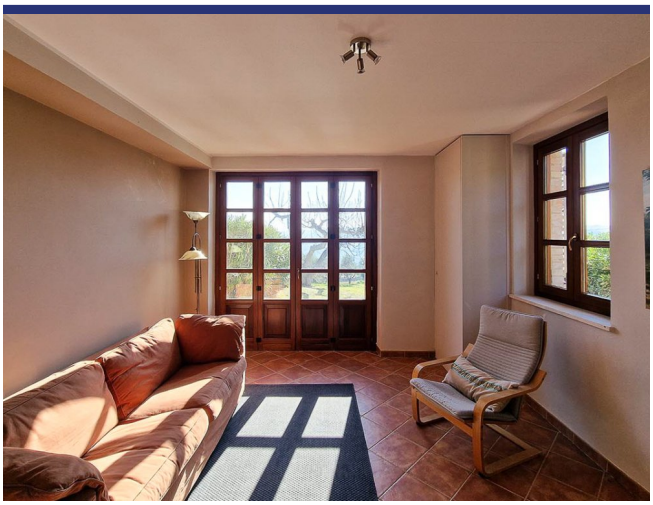



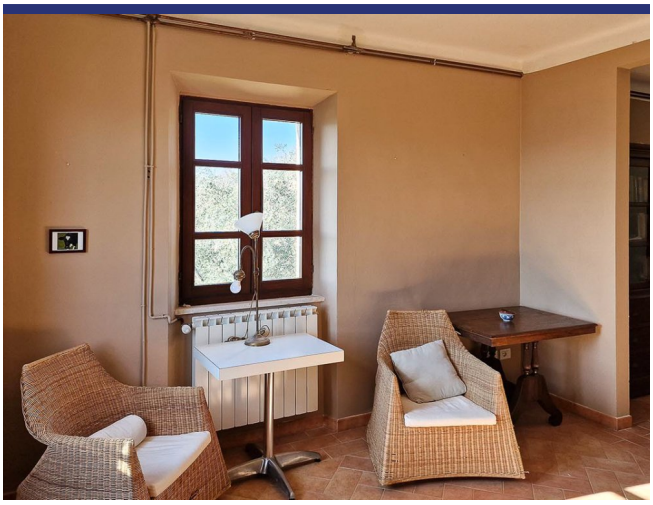





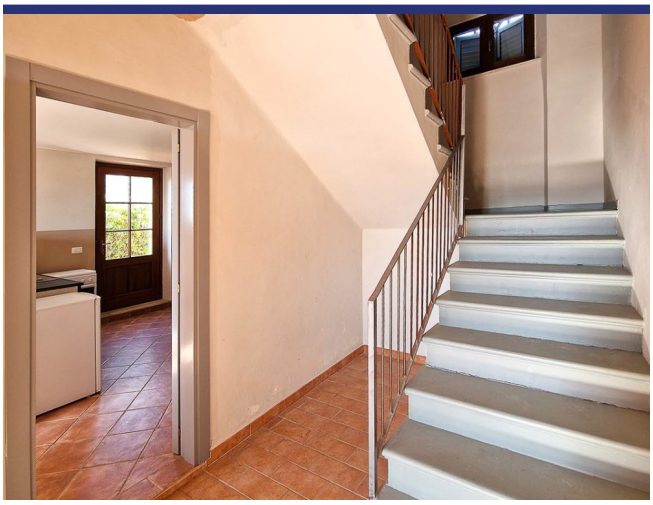









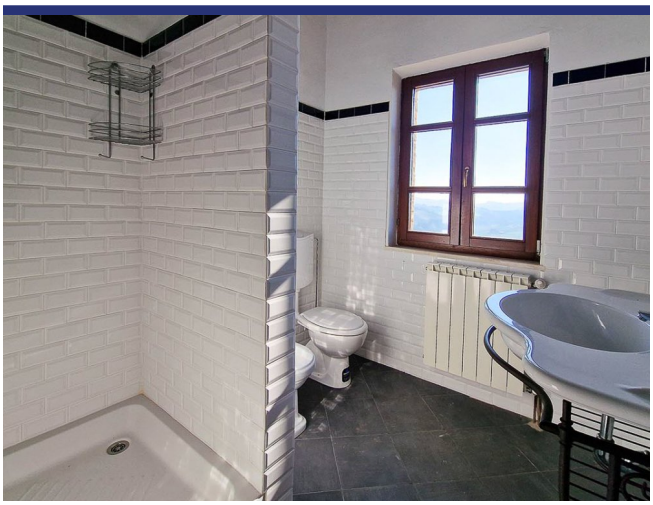



















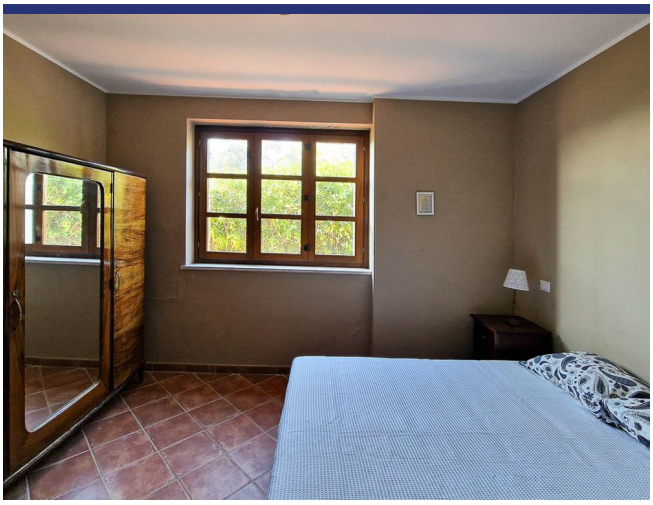





- Riferimento: 6520
- Villa/Casale
- Apartemento/In borgo
- Vista mare
- Vista panoramica
- 15 km dal mare
- 2 km dal paese
- Giardino
- Terrazzo
- Balcone
- Riscaldamento
- Camino
- Garage: Parcheggio
- Guesthouse: Si
- Piscina: Si
- Prezzo: € 595.000

- spazio abitabile: 345 m^2
- Terreno: 2200 m^2
- camere da letto: 6
- Bagni: 6
- Potenziale per l'affitto: Molto bene
- Condizione della proprietà: Molto bene
- Stato: Disponibile