Le Marche

Massa Fermana

6494: Casa La Grotticella is a renovated house in Le Marche with beautiful views, a quiet location, and equipped with a swimming pool and olive trees.
Prezzo: € 385.000



Nestled on the edge of the charming hamlet of Villa Berarde, within the municipality of Massa Fermana, Casa La Grotticella is a beautifully restored house offering authenticity and sweeping countryside views. This characterful property has been thoughtfully renovated to a high standard, blending traditional Italian charm with modern comfort.

Acquired in 2011 and fully renovated in 2013, the property benefits from all necessary permits and structural upgrades, including a new roof and seismic reinforcement. All utilities—gas, water, and electricity—have been completely renewed, alongside new windows, glazing, and shutters throughout.

Set within a peaceful yet accessible location, the house forms the final unit of a small row. The adjoining buildings are used solely for storage by a local owner and are not inhabited, ensuring tranquility. Friendly Italian neighbors nearby provide a reassuring presence when the property is not in use.

Accessed via an electrically operated gate, the property immediately opens onto a breathtaking panorama of the rolling Marche hills. A well-maintained municipal access road ensures year-round convenience.

The house offers approximately 160 sqm of living space across three floors:

- Ground Floor: welcoming entrance leading into a spacious living and dining area with open kitchen, fireplace, and wood-burning stove. A bathroom with shower, toilet, bidet, electric boiler, and washing machine completes this level.
- First Floor: two generously sized bedrooms and a bathroom with shower, toilet, bidet, and electric boiler.
- Second Floor: two further large rooms and a bathroom featuring a bathtub, toilet, and bidet.

Each bathroom is equipped with infrared heating panels for added comfort.

Casa La Grotticella excels in outdoor living. A large covered terrace has been cleverly created within the original stone walls of a former storage structure, offering a unique and atmospheric space for dining and relaxation. A second open terrace sits above a storage area, providing additional outdoor enjoyment.

A paved access ramp offers parking for up to three vehicles, leading down to a covered storage area below.

Set within approximately half an hectare of land (subject to confirmation), the grounds include:

- 64 olive trees
- A section of woodland

Among the olive trees lies a beautiful saltwater swimming pool (8 x 4 m), installed in 2016. The pool features electrolysis, a jetstream system, and is surrounded by two terraces. All equipment is included, such as summer and winter covers, cleaning equipment, and an outdoor shower.

Additional features:

- Fully furnished, including nine beds and wardrobes

- A significant portion of the furniture consists of carefully selected antique pieces, enhancing the home's authentic Italian character
- Equipped kitchen with stove, refrigerator, and dishwasher
- Peaceful, private setting with expansive views
- Move-in ready condition





























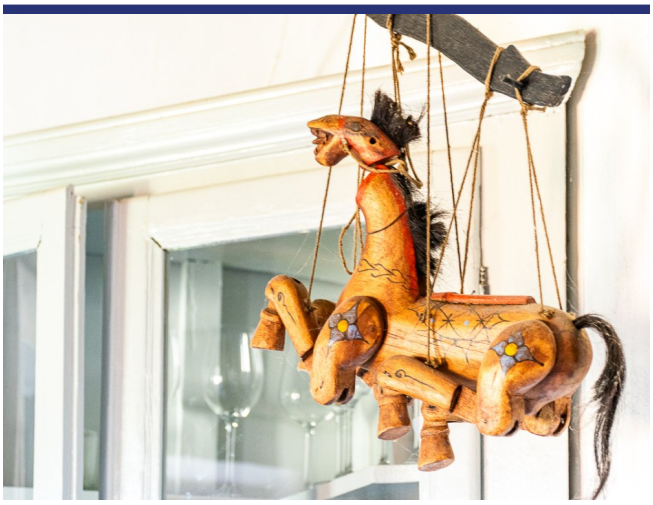


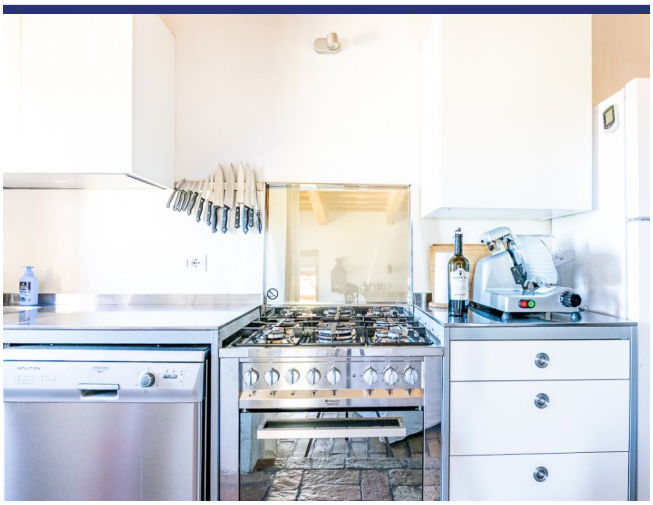










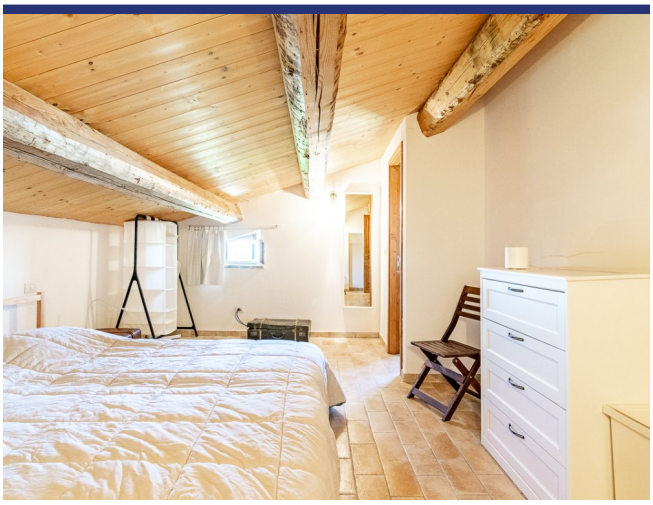




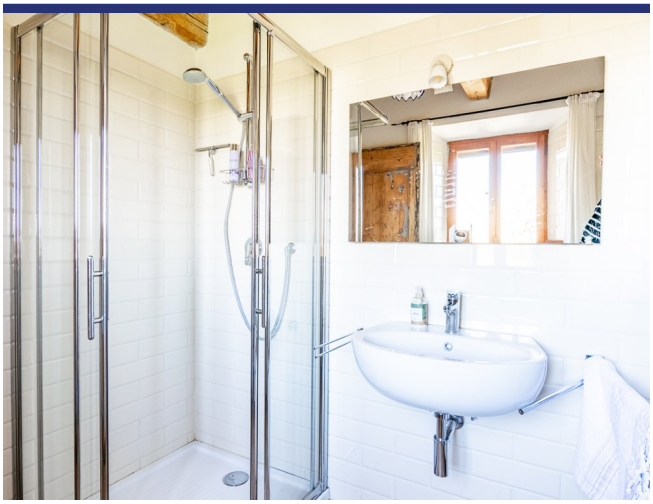


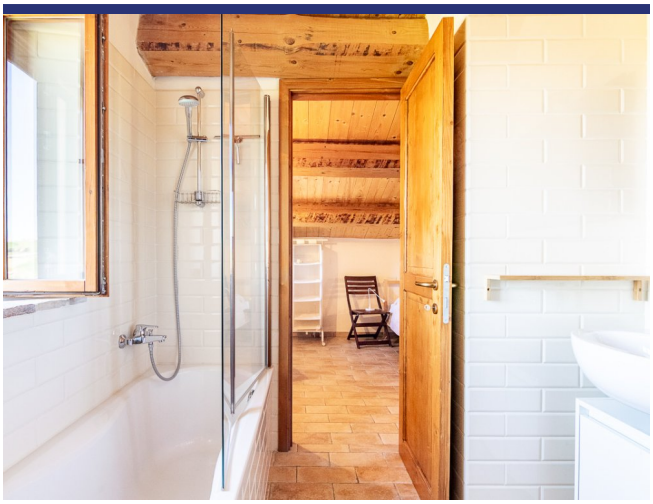


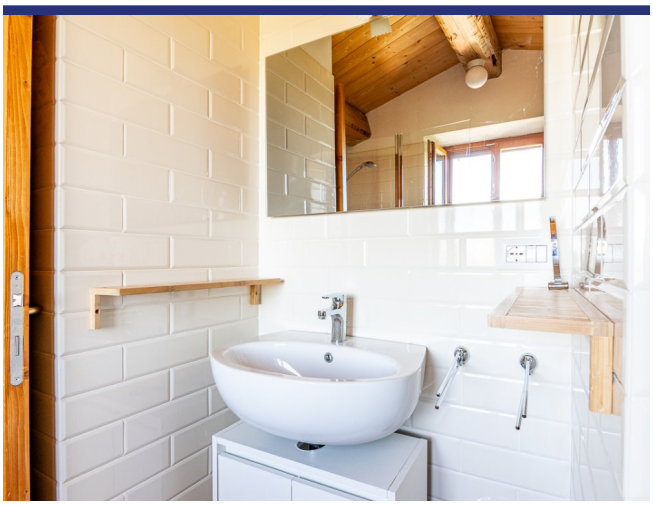














6494 Massa Fermana



- Riferimento: 6494
- Villa/Casale
- Apartemento/In borgo
- Vista panoramica
- 30 km dal mare
- 2 km dal paese
- Giardino
- Terrazzo
- Balcone
- Camino
- Garage: Parcheggio
- Piscina: Si
- Prezzo: € 385.000

- spazio abitabile: 160 m^2
- Terreno: 4500 m^2
- camere da letto: 2
- Bagni: 3
- Potenziale per l'affitto: Bene
- Condizione della proprietà: Molto bene
- Stato: Venduto