Le Marche

San Ginesio

4204: A llovely comfortable restored farmhouse with swimming pool, apartment and garage.
Prezzo: € 550.000



The Villa

For sale is Villa Il Prato; a lovely comfortable restored farmhouse with swimming pool, separate apartment and garage. The total floor area is circa 320 m^2. The villa has natural light filled interiors and has been designed for flexible use of the available space. On top of it is has stunning views!

On the ground floor of the main house your will find a living room with fireplace, artist studio, hall, utility room and a huge beautiful light filled kitchen.

Upstairs you will find a landing and two bedrooms and two bathrooms.

The Apartment

The apartment has living/kitchen, one bedroom and one bathroom. The independent entry of the apartment can give a holiday rental revenue.

As mentioned, the use of the available layout/space is flexible and could easily be all one house with maximum five bedrooms and four bathrooms. This could be achieved by making the studio a bedroom and the living room of the apartment a bedroom.

Outside

The villa has a gated drive. Furthermore, there is a garage and a wood storage.

The kitchen at back of the main house gives way to a portico for outdoor dining and easy access steps up to the swimming pool.

There is a working pizza oven not far from the swimming pool! So, the villa is well equipped for entertaining your guests.

The views from the swimming pool are to the southwest and the pool is perfected placed for the maximum hours of sunshine.

Finally, there are two outdoor seating gazebo areas perfect for sundowners, Aperitivos, sipping cappuccino or for reading your favourite book.

Location

The villa is very well connected. The Superstrada A14 is within easy reach. Likewise, the many interesting villages and towns, such as Colmurano and Macerata, San Ginesio, reachable in 5-20 minutes. The Adriatic Sea too is only 30 minutes' drive away. Ancona Airport is reachable driving in approximately 1 hour. Bologna and Rome are three hours away.







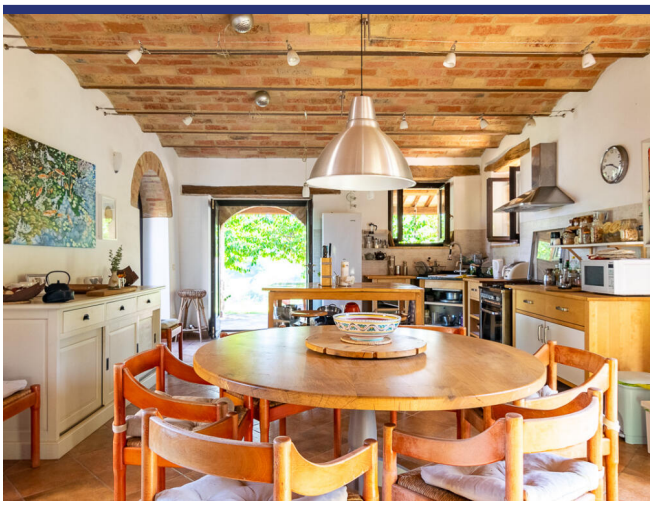


























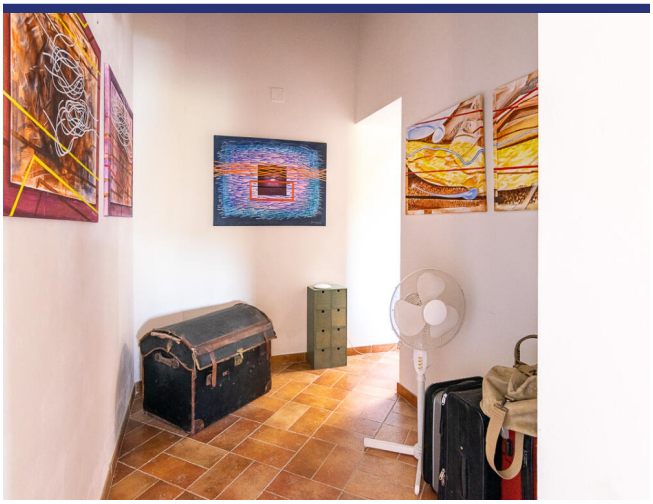




















































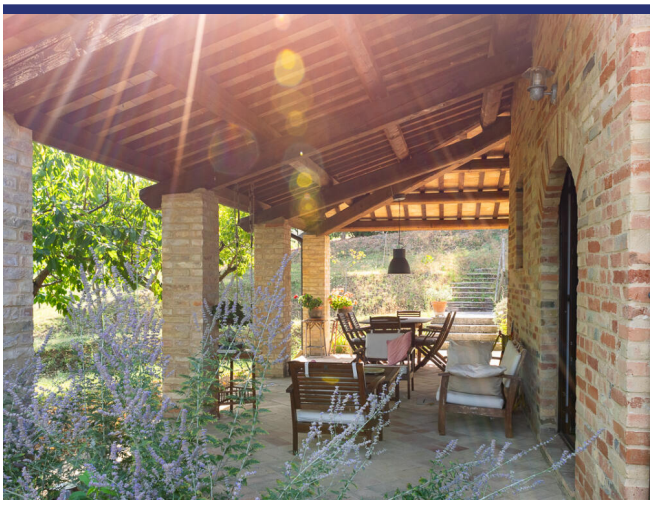


























- Riferimento: 4204
- Villa/Casale
- Vista panoramica
- 35 km dal lago
- 40 km dal mare
- 5 km dal paese
- Giardino
- Terrazzo
- Riscaldamento
- Camino
- Garage: Si
- Guesthouse: Si
- Piscina: Si
- Prezzo: € 550.000

- spazio abitabile: 320 m^2
- Terreno: 4950 m^2
- camere da letto: 5
- Bagni: 4
- Potenziale per l'affitto: Molto bene
- Condizione della proprietà: Bene
- Stato: Venduto