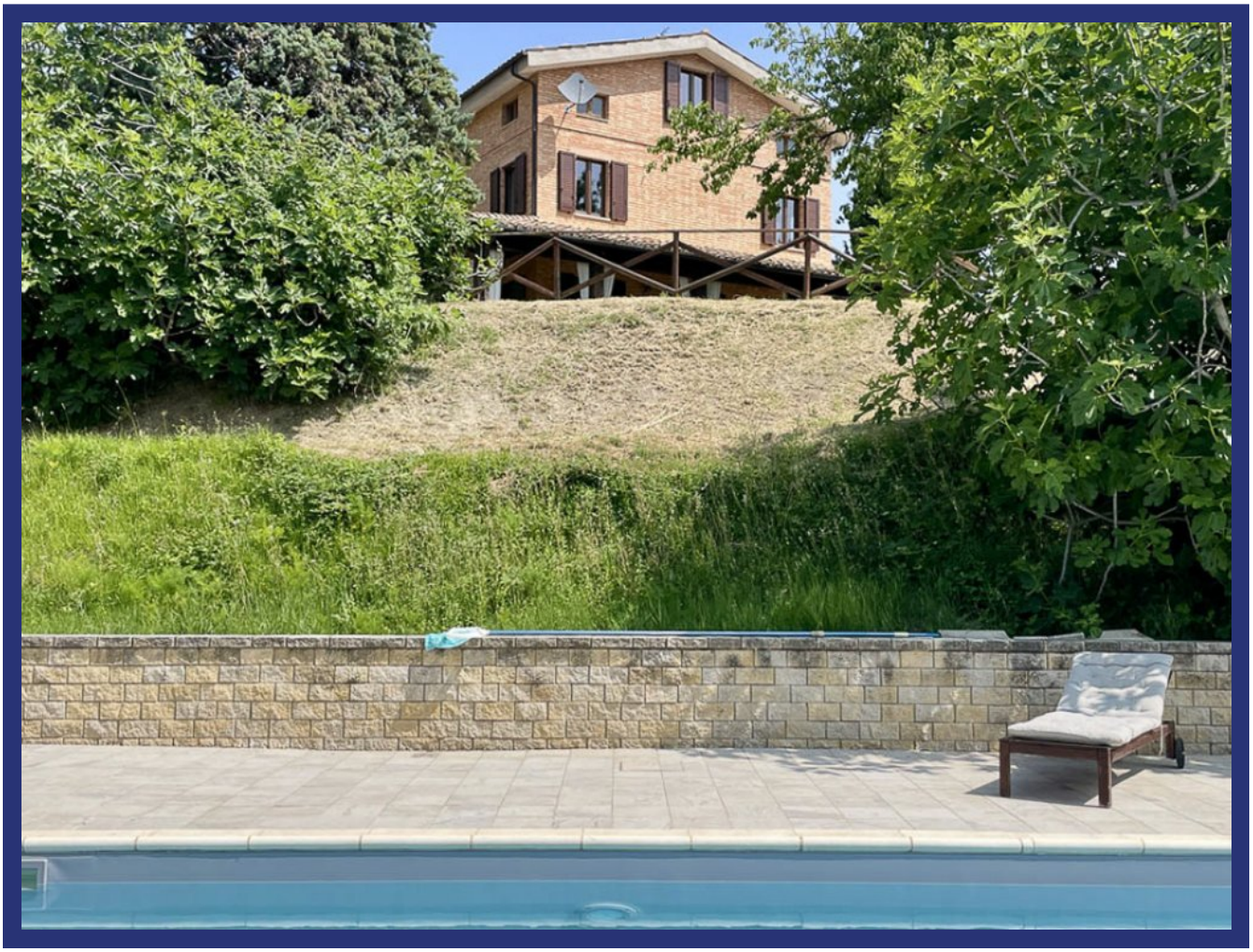
Le Marche

San Ginesio

6410: Renovated villa with swimming pool and panoramic views, privately yet conveniently located near San Ginesio in Le Marche, with fenced garden and outbuildings.
Prezzo: € 430.000



Renovated Villa with Swimming Pool and Panoramic Views of the Sibillini Mountains

In a private yet non-isolated location, just five minutes by car from San Ginesio and approximately fifteen minutes from Tolentino, in the province of Macerata, we offer for sale a beautifully renovated villa with three accessories, set within a fully fenced garden of approx. 3,680 sqm and featuring a swimming pool measuring 5 x 10 metres.

The property enjoys a dominant, sunny and panoramic position, with open views over the rolling countryside and the Sibillini Mountains. Access is easy via a well-maintained municipal road.

The garden completely surrounds the buildings and is entirely fenced. Passing through the entrance gate, you reach the parking area and then the well-kept green spaces, with the villa positioned at the centre of the plot.

The main house is arranged over three levels, including the attic. On the ground floor there is a covered porch of approx. 28 sqm, ideal as a summer living and dining area. From here you enter the spacious and bright kitchen-dining room, the heart of the home. The floor also comprises a living room, entrance hallway and a guest bathroom located under the staircase.

The internal staircase leads to the first floor, where a large hallway with access to a panoramic balcony distributes the sleeping area. Here there are three double bedrooms, including a master bedroom with en-suite bathroom with shower, as well as a second bathroom equipped with both a large shower and a bathtub.

Continuing up the same staircase, you reach the attic level, currently unused, offering the possibility to create additional rooms or living spaces if required. Each floor measures approximately 115 sqm gross.

The villa was fully renovated in 2011 and is equipped with all main services, including electricity, connection to the public water supply, LPG heating system, septic tank and Wi-Fi.

The property also includes three accessory buildings, currently used as storage rooms and warehouse, which could be partially converted into additional living spaces, subject to permissions.

A significant portion of the furniture and contents currently in the house is included in the sale.























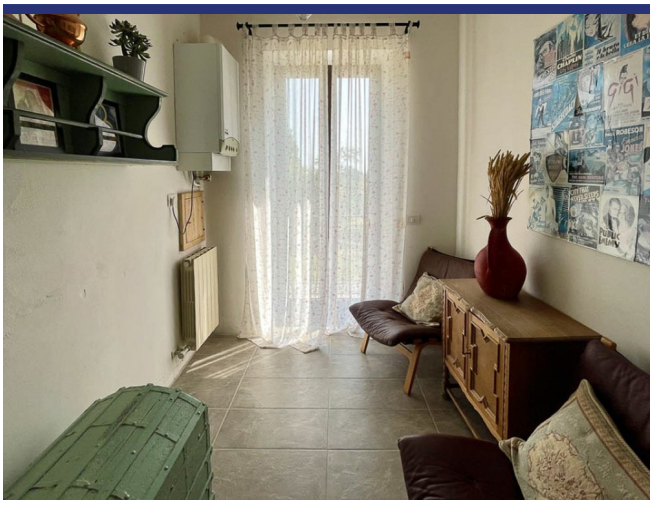



CAMPARI
Soda




CAMPARI
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THE YOUNG
IDEA

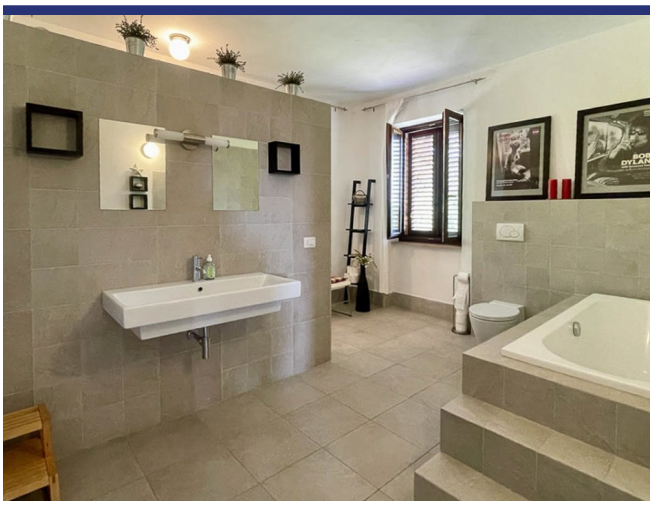


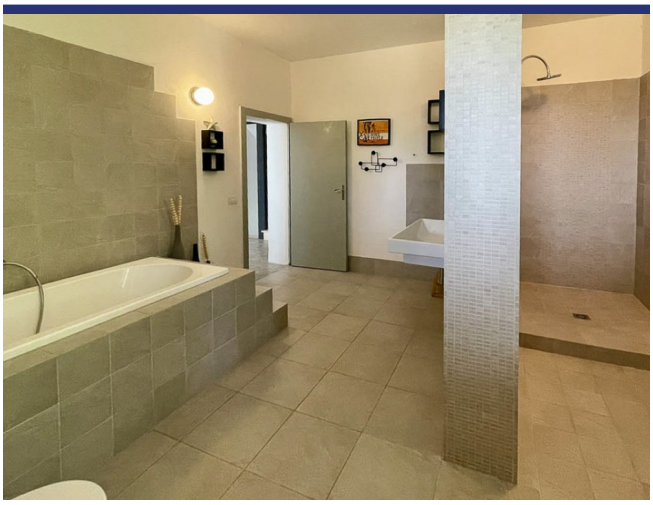
























6410 San Ginesio



- Riferimento: 6410
- Villa/Casale
- Vista panoramica
- 40 km dal mare
- Giardino
- Terrazzo
- Riscaldamento
- Garage: Si
- Guesthouse: Da realizzare
- Piscina: Si
- Prezzo: € 430.000

- spazio abitabile: 290 m^2
- Terreno: 3680 m^2
- camere da letto: 3
- Bagni: 3
- Potenziale per l'affitto: Molto bene
- Condizione della proprietà: Molto bene
- Stato: Disponibile