

# Le Marche

## Falerone

Réf. 6314: Beautifully restored stone farmhouse with pool, garden, and panoramic views of the Sibillini Mountains. Luxury country living in the heart of Le Marche.

Prix: € 1.500.000



# Description

Set in a commanding position overlooking the rolling hills of the Le Marche countryside, Villa Il Poggio is a beautifully rebuilt stone farmhouse that perfectly blends rustic charm with modern elegance. With its southern exposure, the property enjoys spectacular views that stretch across the surrounding fields to the majestic Sibillini Mountains, a landscape that gifts breathtaking sunrises and sunsets every day.

Accessed by a convenient municipal road, the estate is fully fenced and features a landscaped garden of approximately 3,000 sqm, adorned with cypress trees, fruit trees, olive trees, and Mediterranean evergreens. A gated entrance opens onto the parking area and carport, surrounded by nature and complete privacy.

The garden is a true oasis—beautifully designed, meticulously maintained, and seamlessly integrated with the architecture of the villa. Beyond the main garden lies an additional 8,000 sqm of gently sloping land, ideal for extending the landscaped area or for agricultural use, such as a vineyard, olive grove, orchard, or truffle field.

At the heart of the property lies a 5 x 10 m swimming pool, bordered by Trani stone and a terracotta solarium. A charming portico with an outdoor fireplace offers the perfect setting for dining, lounging, or simply enjoying the peaceful atmosphere. The pool is equipped with an electric cover for summer and winter use and a heat pump for year-round enjoyment.

Next to the parking area, there is a 25 sqm cellar/garage, a carport with photovoltaic panels, and a large wood shed.

Spanning 303 sqm over two floors, plus a 40 sqm portico and a 33 sqm panoramic terrace, the villa exudes warmth and character. A stone staircase leads to the main entrance, sheltered by a wrought-iron and glass canopy. The perimeter of the villa is fully paved in traditional terracotta.

Inside, the ground floor opens into a welcoming foyer with a Trani stone staircase leading to the upper level. The spacious living room features a thermo-fireplace, large windows, and access to the garden and the portico — the perfect summer lounge. The custom-built kitchen with adjacent pantry and laundry room reflects both functionality and refined design. A study or guest bedroom with en-suite bathroom completes the ground floor.

Upstairs, the master suite includes a walk-in wardrobe, a luxurious bathroom with tub and shower, and access to the panoramic terrace. Two additional double bedrooms, each with en-suite bathroom and wardrobe, ensure comfort and privacy for family and guests.

The villa was entirely rebuilt from an old rural building using anti-seismic construction standards and high-quality materials: local stone façades, terracotta flooring, exposed wooden beams, and Trani stone details. The result is a timeless harmony between traditional craftsmanship and contemporary living.

The property is equipped with all modern amenities:

- Gas heating and thermo-fireplace
- Photovoltaic panels
- Reserve water tank
- 100 Mbps satellite internet
- Video intercom and perimeter/intrusion alarm system
- Irrigation system with rainwater collection tank

The villa is sold fully furnished, ready to enjoy.

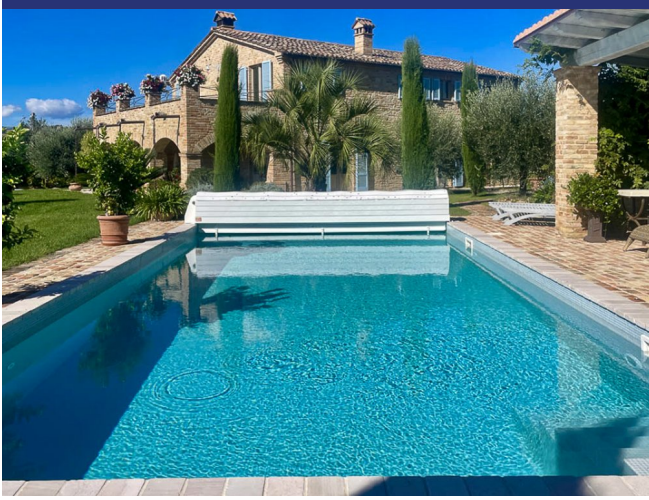
Located just a few minutes from the towns of Falerone and Servigliano, Villa Varano offers both tranquility and convenience. The Adriatic Coast and the Sibillini Mountains are each about 30 minutes away, while Ancona–Falconara Airport can be reached in about an hour.

# Les photos











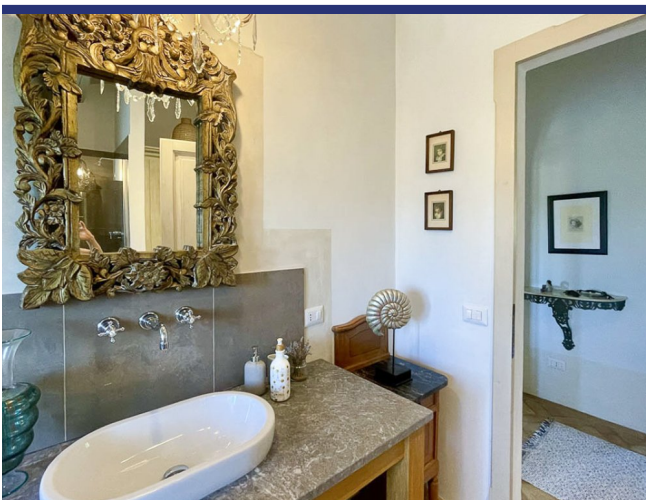


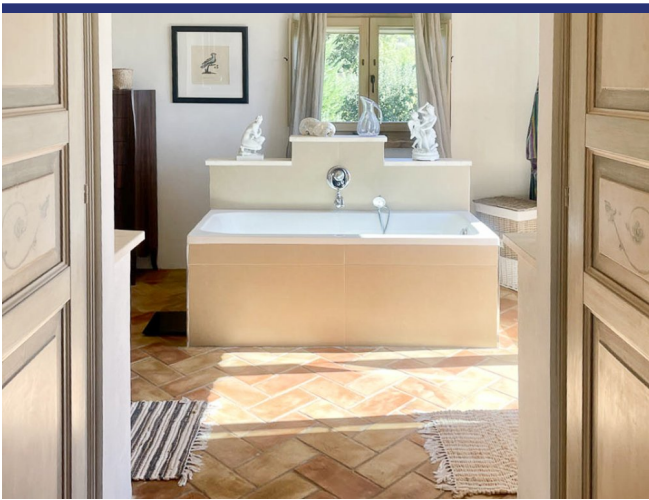
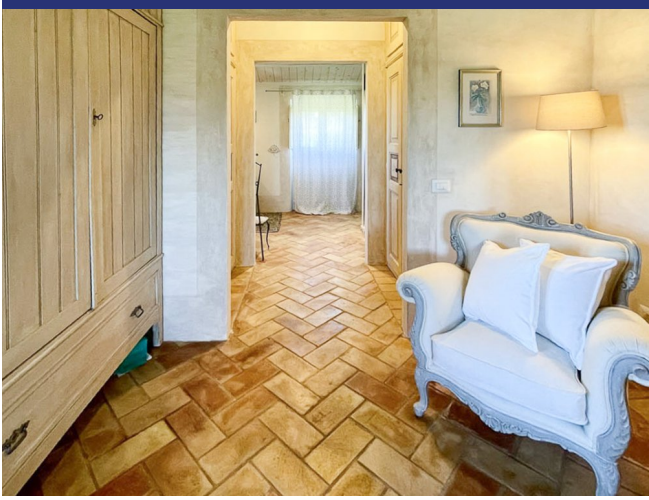














# Endroit & détails



(la marque n'est pas l'emplacement exact du bien)

- Reference: 6314
- Villa/Ferme
- Vue panoramique
- 40 km de la mer
- 2 km du village
- Jardin
- Terrasse
- Balcon
- Chauffage central
- Cheminée
- Garage: Oui
- piscine: Oui
- Prix: € 1.500.000
- Surface habitable: 350 m<sup>2</sup>
- Surface du terrain: 11000 m<sup>2</sup>
- Chambres: 4
- Salles de bains: 4
- potentiel à la location: Très bon
- Condition du bien: Très bon
- Statut: Disponible

# Information

## Le processus et les frais d'achat

Pour plus d'information sur la procédure d'achat, n'hésitez pas à nous contacter. Nous vous enverrons avec plaisir notre documentation détaillée sur le processus d'achat, les démarches à faire et les frais d'acquisition.

## Que fait ItaliaCasa

ItaliaCasa est un agence international immobilier avec seulement 1 spécialisation: l'immobilier italien! Nous combinons le meilleur de deux mondes. Solidement installé en Italie, nous n'oublions pas nos racines d'Europe du Nord. Nos représentants multilingues en Italie sont une garantie pour une connaissance parfaite des conditions du marché local. Nous comprenons nos clients internationaux comme nous comprenons la manière italienne de faire des affaires. Cela nous permet d'offrir à nos clients la meilleure assistance possible au cours du processus d'achat.

## Pourquoi choisir ItaliaCasa?

Nous parlons votre langue et comprenons vos désirs. Sur internet, de nombreux intermédiaires proposent de l'immobilier à l'étranger. Souvent, ces intermédiaires n'ont aucune connaissance de l'immobilier Italien, de la situation du marché Italien, du système juridique Italien, ce qui nuit gravement à un quelconque accompagnement sérieux et professionnel. Chez ItaliaCasa nous connaissons tous les objets proposés et les avons sélectionné spécifiquement pour pouvoir correspondre aux souhaits des clients du marché nord-européen. Ensuite nous accompagnons la totalité du processus d'achat. Il s'agit d'un travail de spécialistes qui savent à quel moment des difficultés peuvent être rencontrées et quelles affaires nécessitent une attention plus particulière lors d'un achat. Tous les aspects cadastraux, juridiques et de permis de construire sont mis en perspective afin de représenter le client au mieux. Avec comme principal objectif : un achat réussi et sans soucis!

## Voulez-vous en savoir plus?

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