

# Le Marche

## Monteleone di Fermo

Réf. 6161: This beautifully located former farmhouse, fully renovated in 2024-2025, seamlessly blends modern comfort with the stunning charm of Le Marche's rolling landscape.

Prix: € 369.000



# Description

This beautifully located former farmhouse, fully renovated in 2024-2025, seamlessly blends modern comfort with the stunning charm of Le Marche's rolling landscape. Thanks to the recent renovations, Villa Ete is move-in ready and meets the latest seismic safety standards.

## Layout

### Ground Floor

The ground floor of Villa Ete features an open and bright layout, with traditional "cotto" flooring and classic beamed ceilings throughout. The living room boasts a large fireplace, creating a cozy atmosphere. The spacious kitchen is brand new and fully equipped with high-end appliances. Double doors from the kitchen open onto a charming veranda, while another door leads to a large rear terrace, perfect for outdoor dining and relaxation.

A guest toilet is also located on this floor.

### First Floor

The first floor offers a generously sized master bedroom filled with natural light. A French balcony overlooks the pool, providing picturesque views. The master bedroom includes an en-suite bathroom with a walk-in shower, bathtub, toilet, bidet, and double sink. This entire floor features new PVC parquet flooring. Additionally, there is a laundry room housing the washing machine and central heating system.

### Second Floor

The second floor consists of two spacious bedrooms with high traditional beamed ceilings and "cotto" floors. A second bathroom on this level includes a sink, shower, and toilet.

## Renovation

During the 2024/2025 renovation, the entire exterior facade was restored and repointed, the roof was replaced and insulated, all windows were upgraded with new double glazing, shutters were refurbished, electrical systems were updated, and a brand-new kitchen was installed. Furthermore, the house was structurally reinforced to be earthquake-resistant. The garden is scheduled to be landscaped in the spring of 2025.

## Swimming Pool

The property features a large swimming pool with a spacious terrace. While the pool requires renovation, the new owner has the option to retain the existing shape (including the Roman steps) or redesign it into a more contemporary style with a lounge area. Renovation quotes are available.

## Location

Villa Ete is set on a beautiful plot with a large terrace offering panoramic views of Le Marche's rolling hills. From the house and garden, several charming hilltop villages are visible. The property is easily accessible via a quiet country lane with minimal traffic. The picturesque village of Monteleone di Fermo is just a few minutes' drive away. For those who love the coast, the vibrant seaside town of Porto San Giorgio, with its lovely boulevard, beach clubs, and wide sandy beaches, is approximately 25 minutes by car.

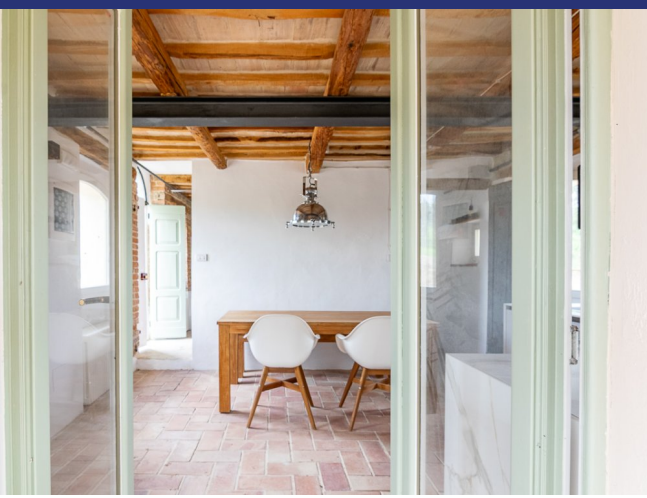
This fully renovated and move-in-ready villa offers an exceptional opportunity to enjoy the best of Italian countryside living, combined with modern comfort and breathtaking views.



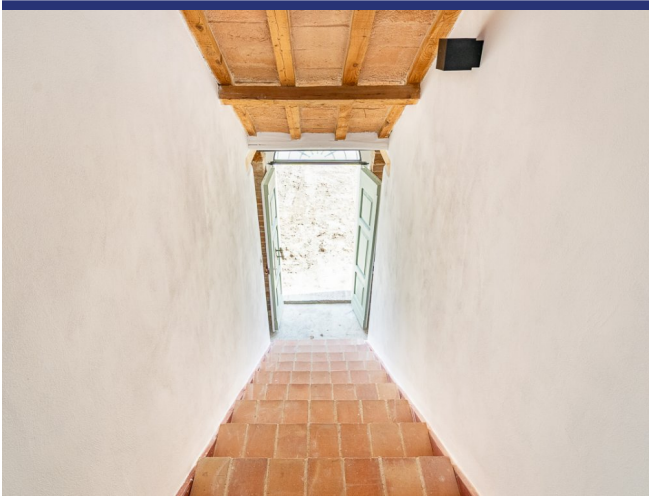
# Les photos





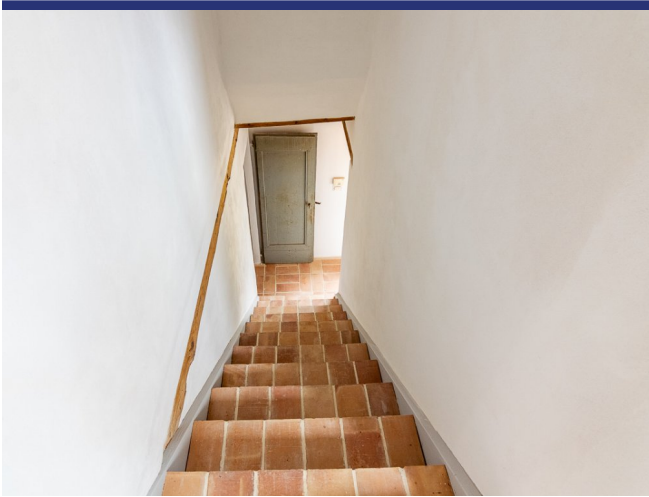


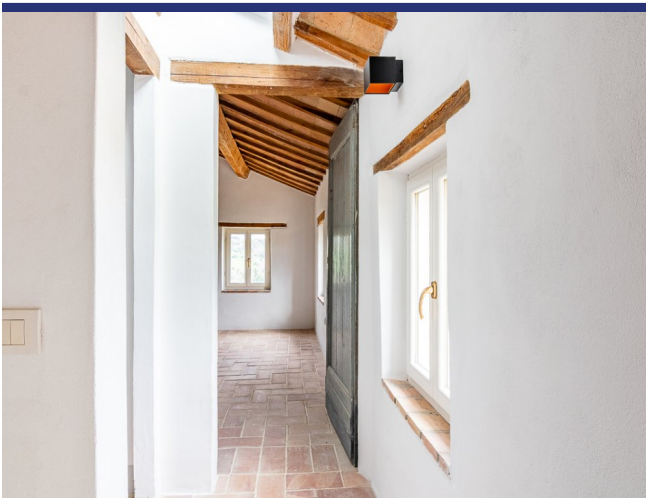
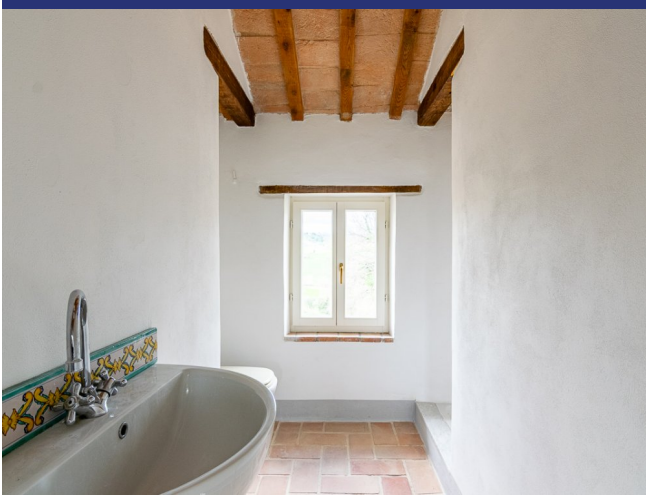
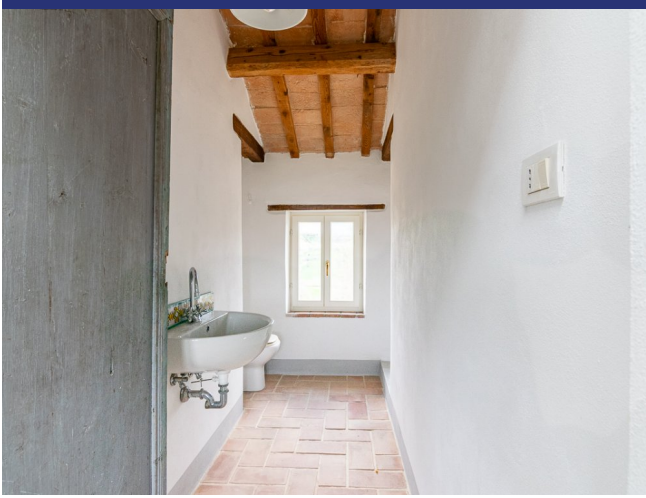




















Réf. 6161 Monteleone di Fermo



# Endroit & détails



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

- Reference: 6161
- Villa/Ferme
- Vue panoramique
- 30 km de la mer
- 3 km du village
- Jardin
- Terrasse
- Cheminée
- Garage: Parking
- piscine: Oui
- Prix: € 369.000
- Surface habitable: 175 m<sup>2</sup>
- Surface du terrain: 2700 m<sup>2</sup>
- Chambres: 3
- Salles de bains: 2
- 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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