Le Marche

Monterubbiano

Réf. 6527: Characterful renovated farmhouse with olive grove, panoramic views, and sustainable living comfort near Monterubbiano.
Prix: € 425.000



Description

Set amidst the rolling countryside near Monterubbiano, Casa del Pergolato offers a beautiful combination of traditional Marche architecture, modern comfort and sustainable living. This charming renovated farmhouse is surrounded by olive trees, open landscapes and breathtaking views of the Sibillini Mountains, rolling hills and historic medieval villages.

The property offers approximately 290 sqm of living space arranged over three floors and has been carefully renovated, preserving authentic features such as exposed brick walls while harmoniously blending them with contemporary finishes and comfort.

The ground floor, measuring approximately 120 sqm, forms the heart of the home and comprises a kitchen, a spacious taverna-style living room with wood-burning stove and a bathroom. Large openings connect the interiors with the outdoors, where an impressive pergola of approximately 60 sqm provides a welcoming setting for outdoor dining and relaxation. This level also includes several practical exterior storage rooms.

An internal staircase leads to the first floor of approximately 105 sqm, where two exceptionally spacious double bedrooms are accompanied by a generous bathroom, a study area and a separate laundry room.

The second floor attic level of approximately 65 sqm offers two additional rooms currently used as bedrooms, providing flexible accommodation for family or guests.

Casa del Pergolato enjoys a well-maintained courtyard and garden of approximately 3,500 sqm with mature trees and complete privacy.

Within the grounds stands a detached outbuilding of approximately 35 sqm, ready for renovation and offering excellent potential as a guest studio, garage, workshop or multifunctional space.

The property further includes an olive grove with approximately 30 mature and productive trees, together with more than 3 hectares of agricultural land, creating an authentic rural atmosphere and multiple opportunities for cultivation or recreational use.

One of the property's most attractive features is its panoramic setting. Surrounded by nature, the farmhouse enjoys magnificent views of the Sibillini Mountains, rolling countryside and the many historic villages scattered throughout the landscape.

There is also the possibility to install a swimming pool, allowing future owners to further enhance the outdoor lifestyle.

The farmhouse is in excellent structural condition and has undergone a high-quality renovation. Exposed brick walls remain visible both externally and in parts of the interior, giving the home warmth and authentic character.

The finishes combine original details with modern materials. Heating is provided through radiators and a wood-burning stove, supported by a gas boiler installed only two years ago. Windows are fitted with double and triple glazing, aluminium shutters ensure durability and low maintenance, while internal wooden doors preserve the farmhouse's traditional atmosphere.

Casa del Pergolato stands out for its energy-efficient character and modern technical features.

The property is connected to LPG gas, mains water and national electricity. Thanks to the 6 kW photovoltaic system with 8 kW storage batteries, the house produces more energy than it consumes, currently generating an energy reimbursement of approximately €125 per month.

Additional features include:

- 6 kW photovoltaic system with 8 kW storage batteries
- Energy-efficient home (Energy Class C)
- Broadband internet connection
- Double and triple glazing
- Heating via radiators and wood-burning stove
- Recently renewed gas boiler

The property enjoys a peaceful rural setting just five minutes from the historic village of Monterubbiano, where supermarkets, cafés, restaurants, pharmacy and daily amenities are available.

The provincial town of Fermo, the beaches of Porto San Giorgio and Pedaso, and motorway access are all reachable within approximately 15 minutes, while Ancona Airport lies around one hour away.

Les photos













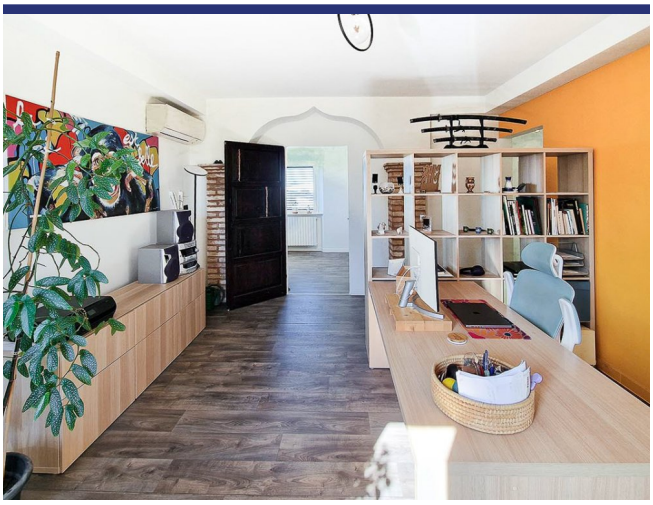


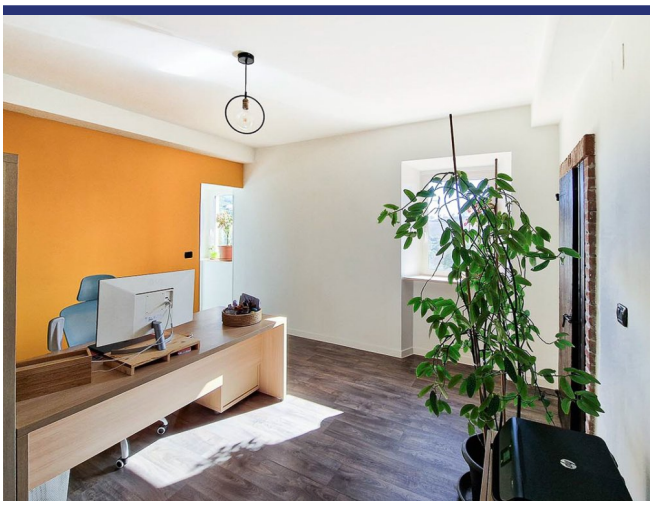


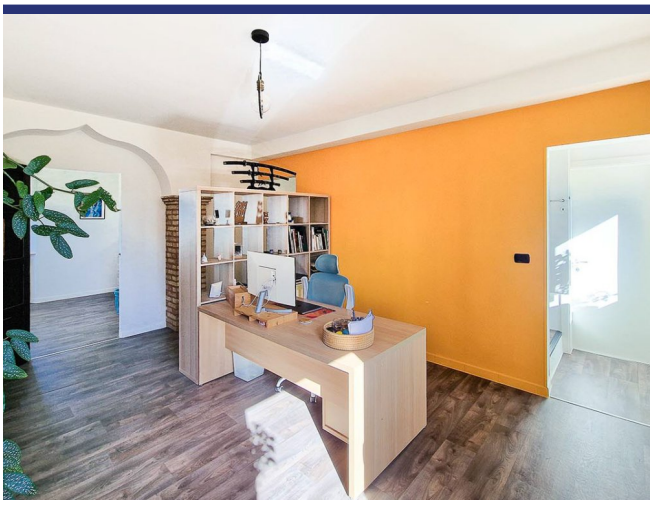


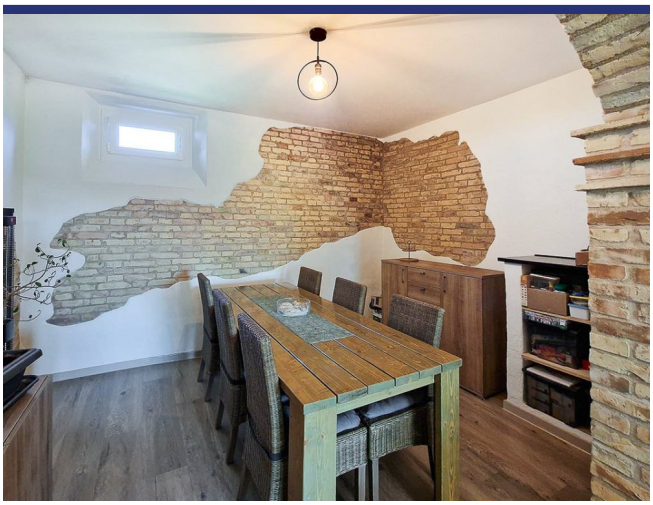




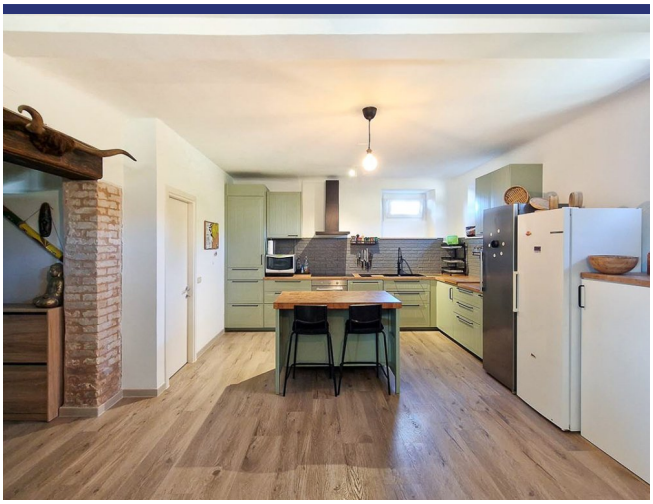




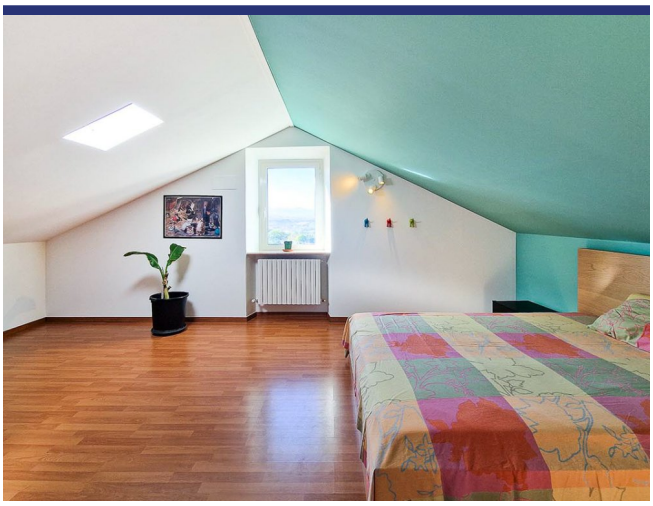


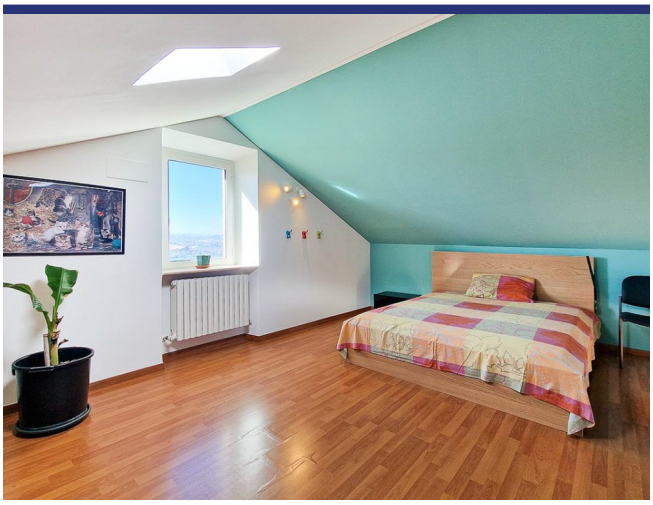


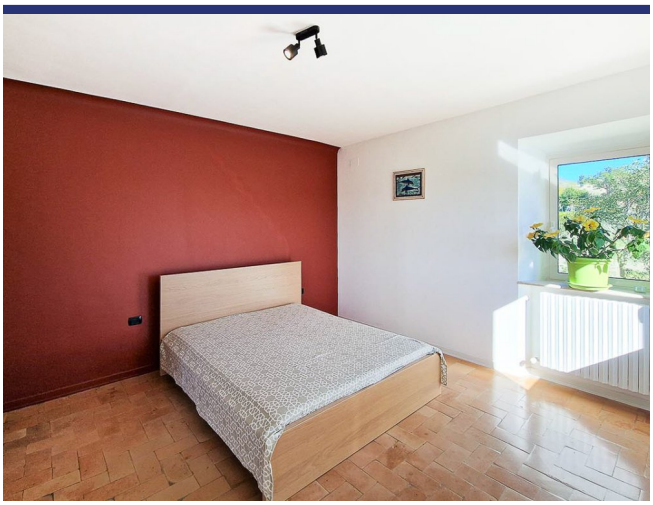


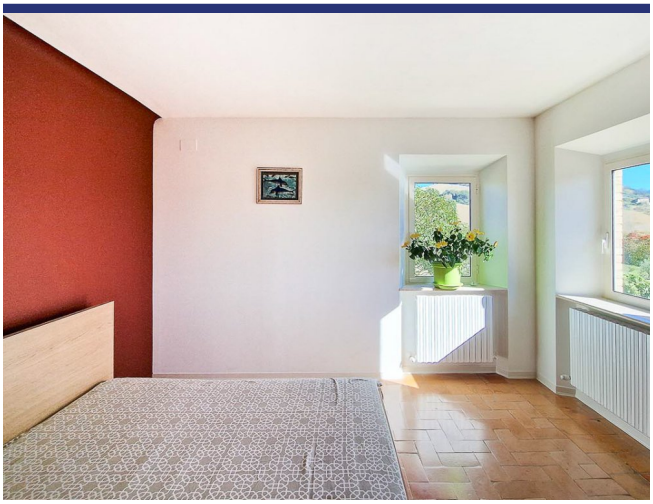


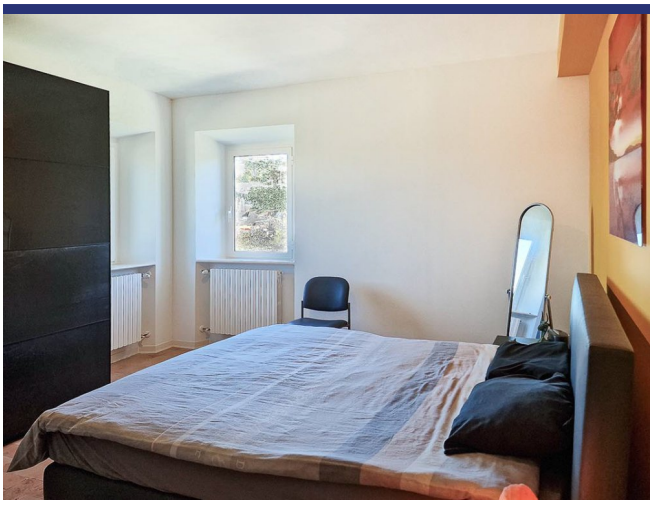


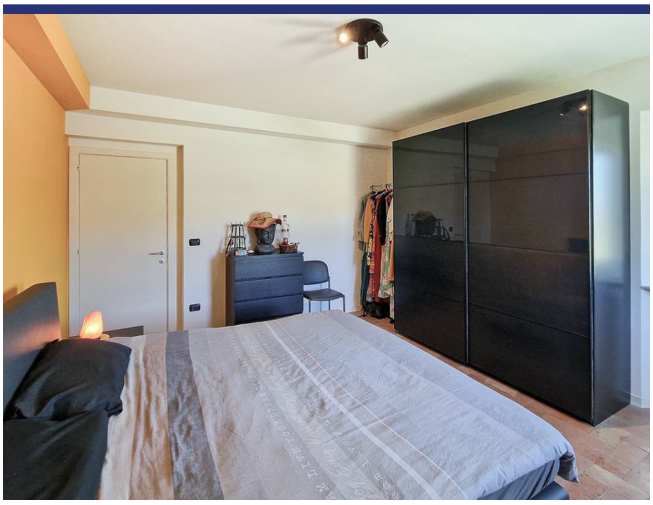


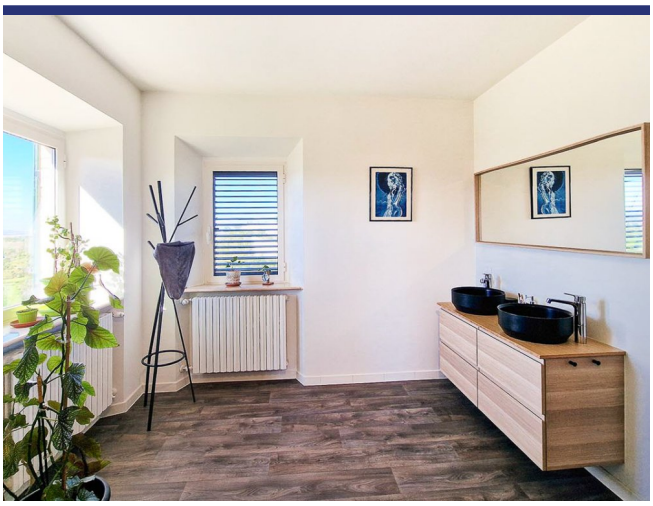


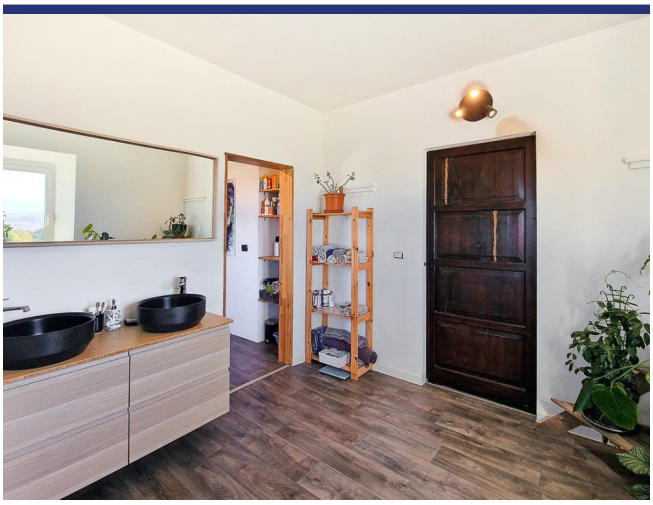


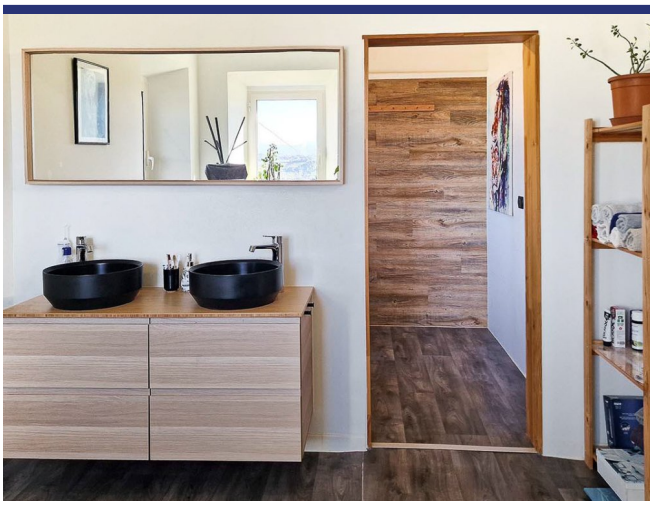




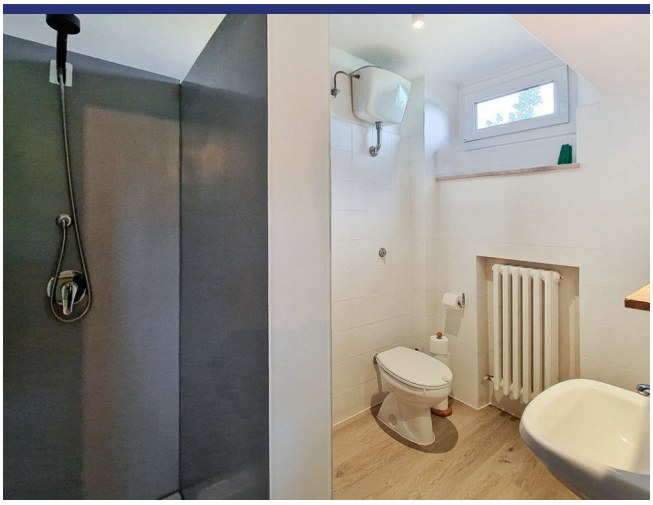






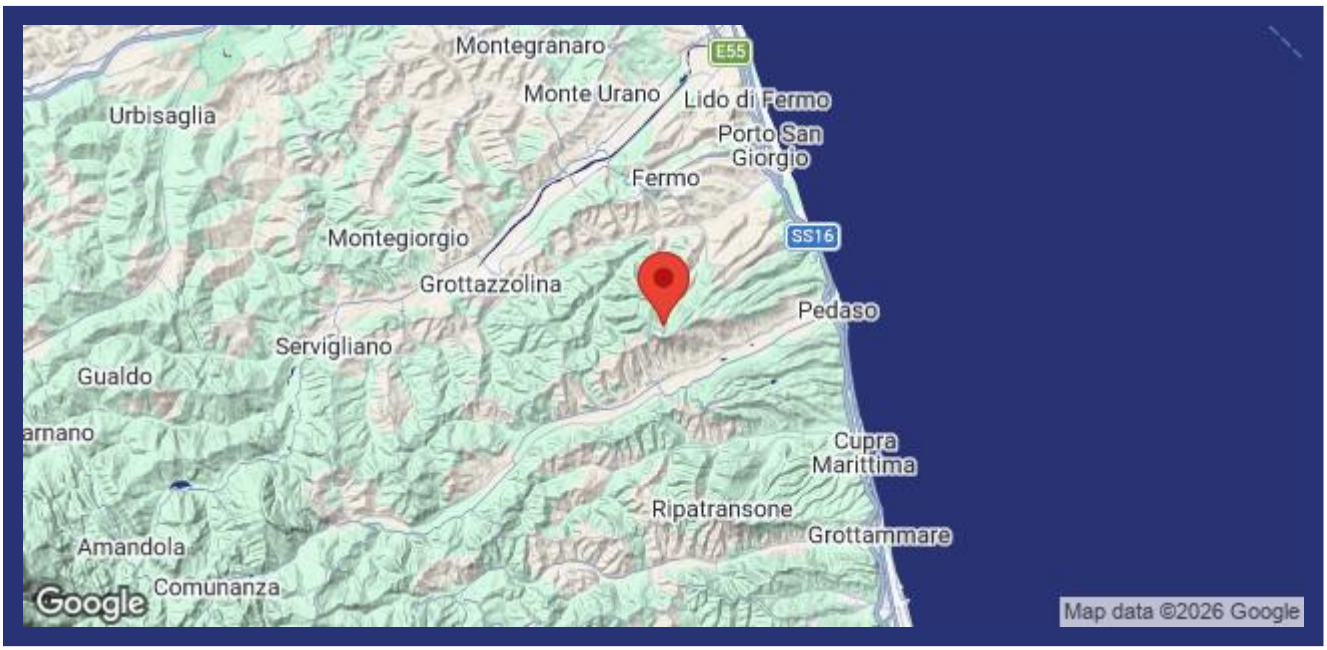








Endroit & détails



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

- Reference: 6527
- Villa/Ferme
- Vue panoramique
- 15 km de la mer
- 3 km du village
- Jardin
- Terrasse
- Chauffage central
- Garage: Parking
- Studio indépendant: à réaliser
- piscine: à réaliser
- Prix: € 425.000

- Surface habitable: 290 m^2
- Surface du terrain: 35000 m^2
- Chambres: 4
- Salles de bains: 2
- potentiel à la location: 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 agance 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 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?

ItaliaCasa BV

Téléphone
Belgique: +32 3 3699432
Pays Bas: +31 71 3649732
Italie: +39 0332 1791448

info@italiacasa.net

© ItaliaCasa BV. Les informations contenues dans cette brochure sont été réalisée avec le plus grand soin. Cependant, il a un caractère purement informatif et ne doit être considérée comme une invitation à engager des négociations. Le contenu de cette information ne sera pas juridiquement contraignant en aucune façon. ItaliaCasa BV n'est pas responsable des dommages causés par des informations incorrectes ou autrement.