

Le Marche

Penna San Giovanni

Réf. 6433: A secluded, energy-class-A country home with panoramic mountain views, 7 hectares of land, and excellent future development potential.

Prix: € 325.000



Description

Set in a quiet and secluded position with no through road, Casa Paolina is an A energy-rated property that enjoys complete privacy and outstanding views of the Monti Sibillini. The nearest village, Penna San Giovanni, with a supermarket and amenities, is just 2.7 km away, while the closest neighbouring property is approximately 600 metres distant.

Externally, the house features beautiful traditional brick and stone walls in keeping with local architecture, while internally it offers light-filled, modern living spaces designed for comfort and efficiency.

The land extends to around 7 hectares (70,000 sqm) and borders directly the river Tenna, located about 290 metres from the house. Approximately 1.5 hectares consist of woodland, providing a plentiful firewood supply of around 30 cubic metres.

The building was completed in 2005 and offers approximately 126 sqm of living space arranged over three levels. It benefits from energy class A certification, a low heating requirement of 39 kWh/sqm/year, and excellent earthquake resistance.

On the ground floor there is a very bright living room and a kitchen, creating a welcoming and practical living area. The interiors are finished with cream-coloured floor tiles laid in a Romanesque pattern throughout, creating a harmonious and elegant feel.

Each floor has its own bathroom, with separate WCs on the ground floor and third floor. The second floor features a spacious bathroom with double washbasins and a shower. There are two large bedrooms, located on the second and third floors respectively.

The house is equipped with a Vaillant gas boiler with buffer storage, solar thermal panels, a 3 kWp photovoltaic system, and underfloor heating throughout. Additional features include a freestanding fireplace, an LPG tank with a capacity of 1,800 litres, satellite television, and high-speed internet via Starlink.

The exterior walls, with a total thickness of 70 cm, are constructed of perforated brick, rock wool insulation, a ventilated air cavity, and natural stone.

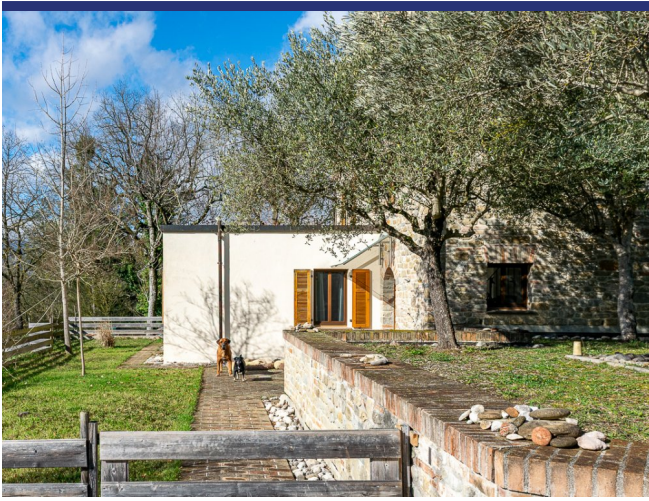
The property is served by a biological wastewater treatment system suitable for up to 10 people, as well as two water cisterns with a combined capacity of 15 cubic metres. The house may be sold partially furnished by separate agreement.

Outside, there is a solidly built carport with three parking spaces and a three-room workshop underneath. A swimming pool is in advanced planning stages. Additionally, the property includes a municipally registered ruin of approximately 300 sqm, for which reconstruction is permitted.

Included in the sale are stocks of approximately 15 cubic metres of Mattoni bricks and around 60 cubic metres of dressed natural stone recovered from the ruin, offering excellent potential for future restoration or construction projects.

Les photos

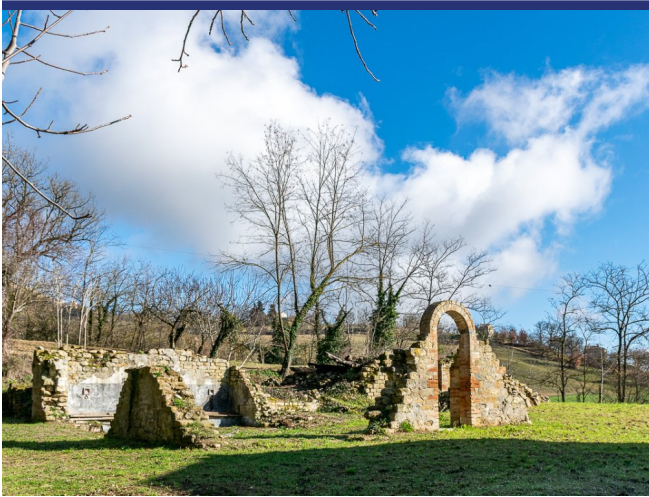


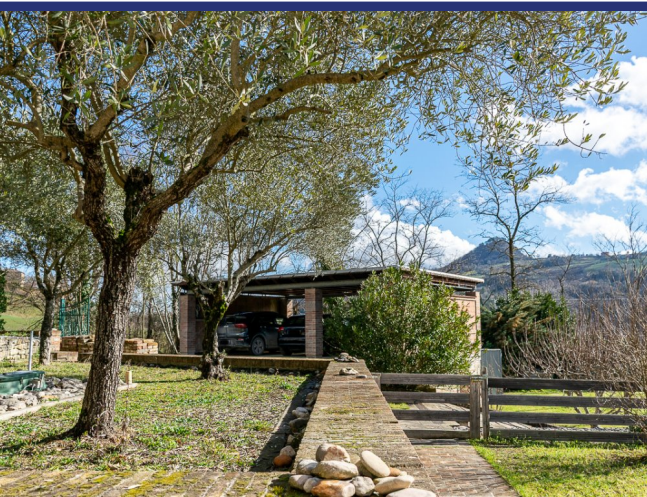
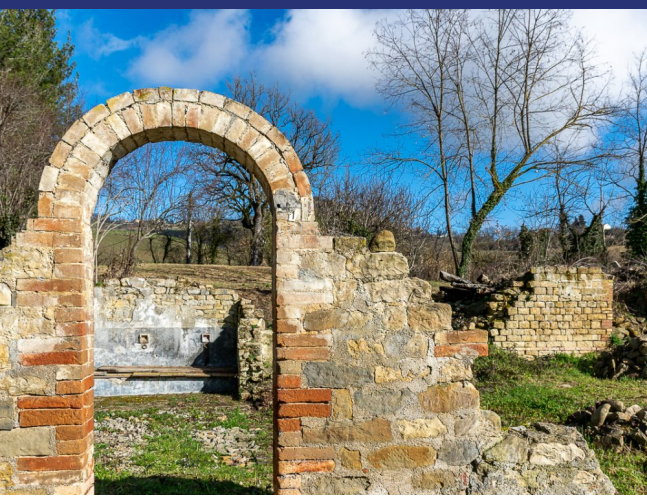




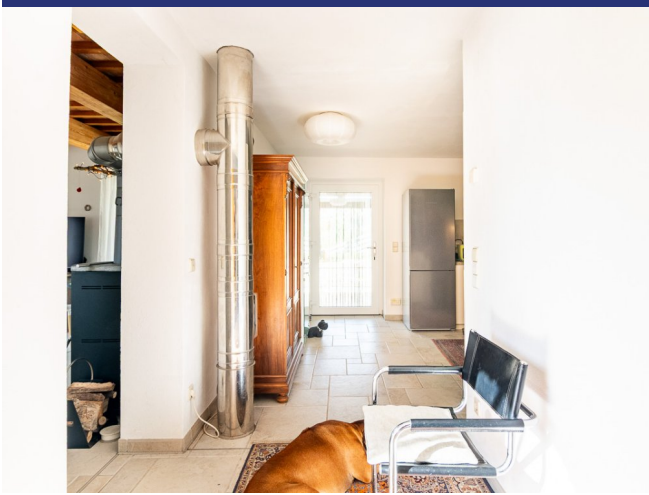


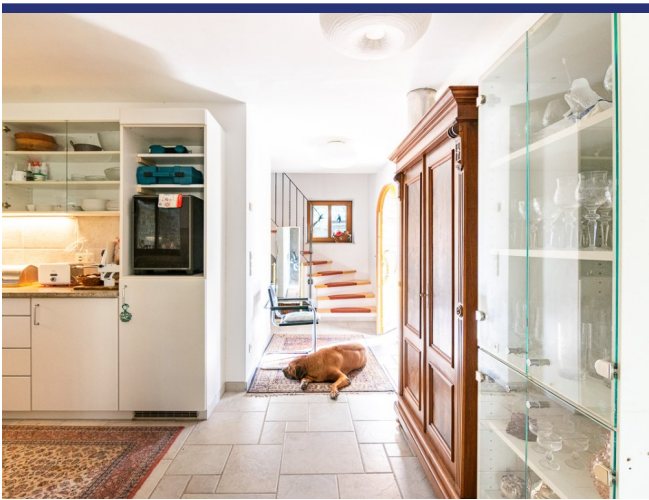
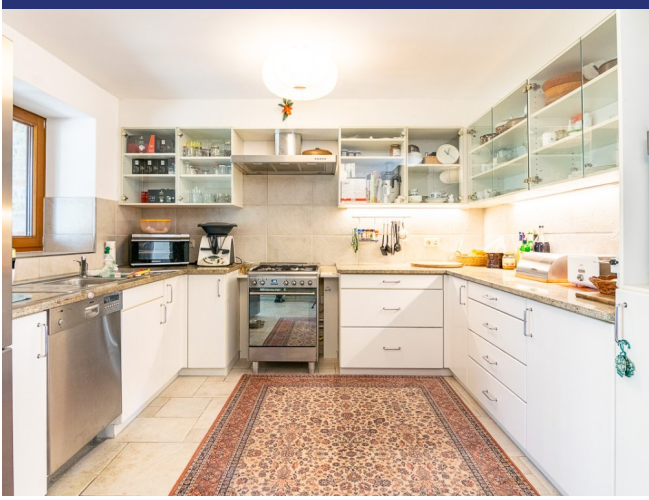


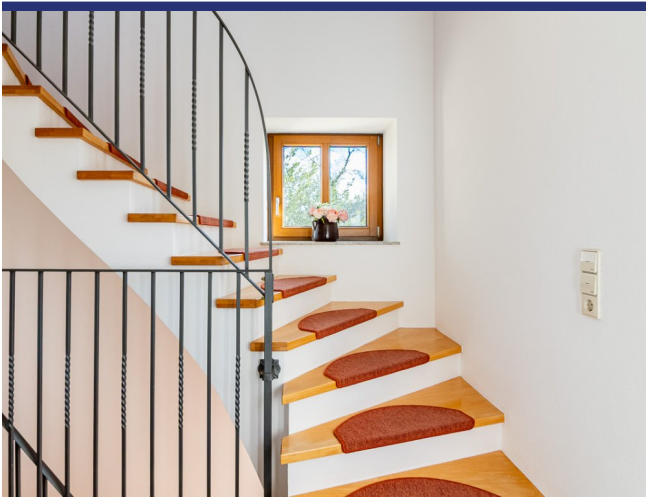
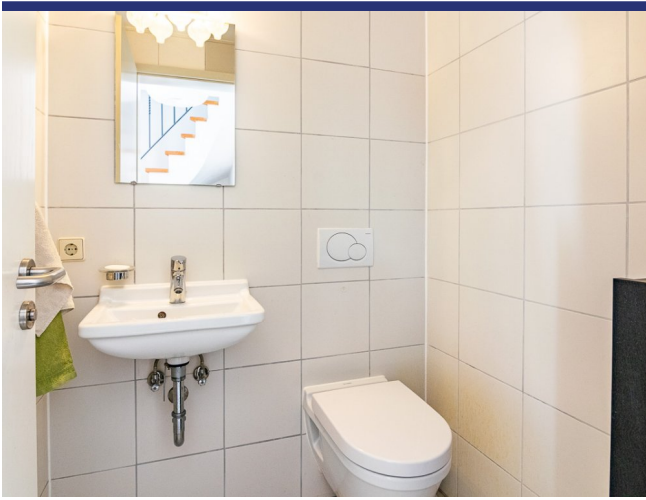


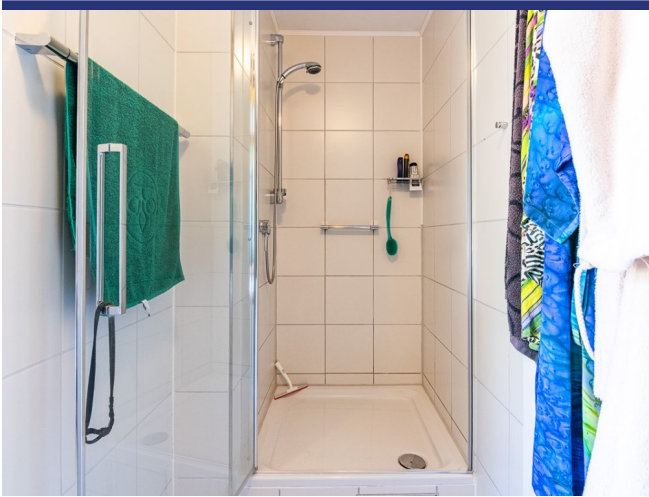
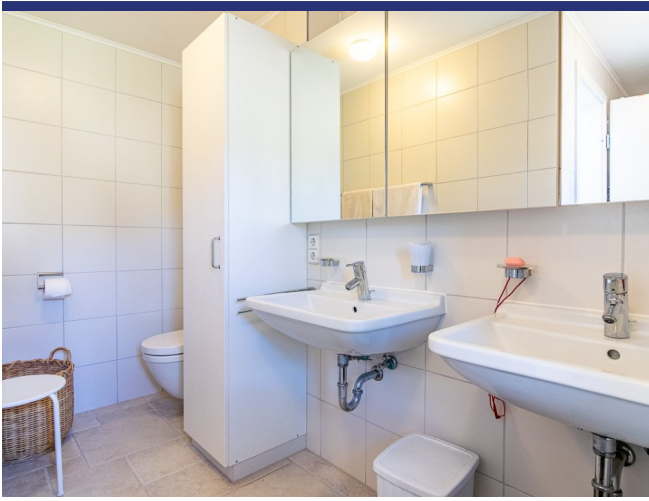


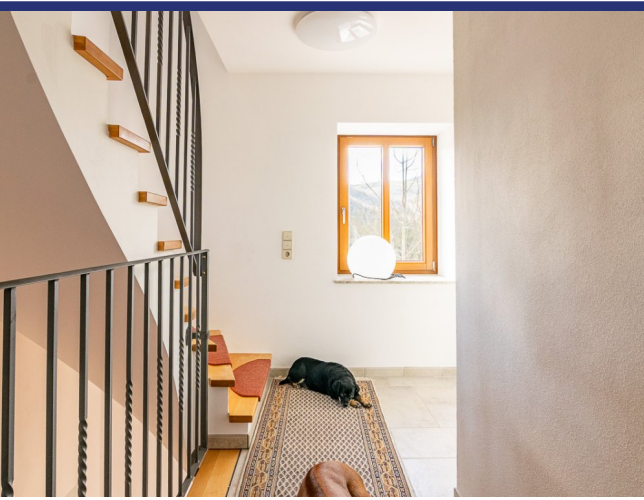


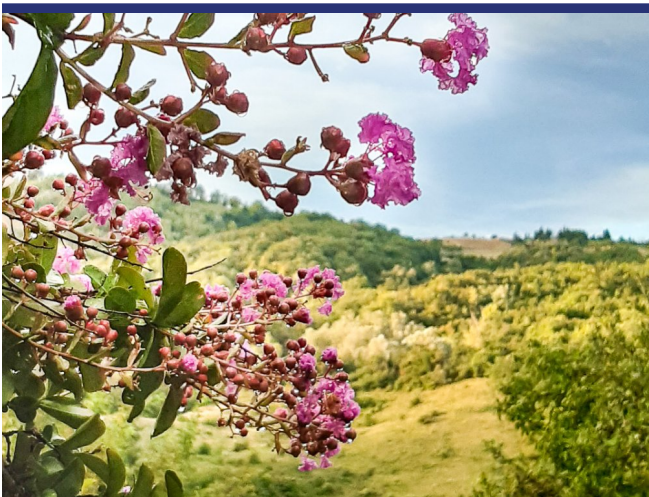
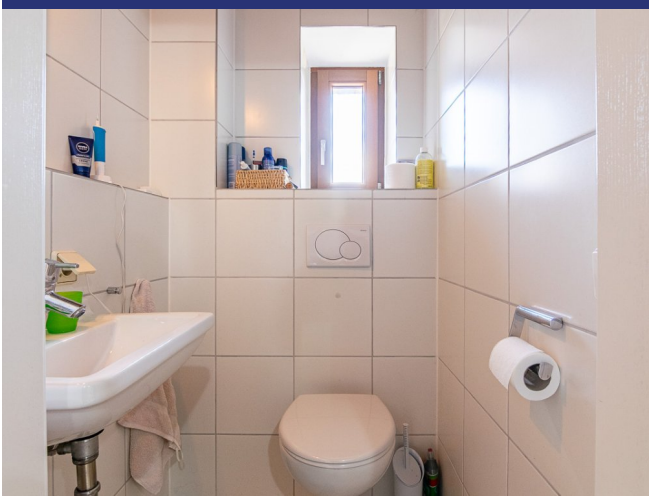


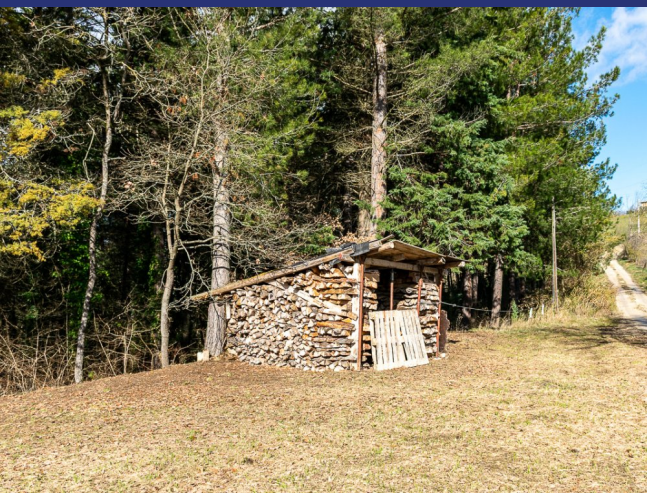












Endroit & détails



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

- Reference: 6433
- Villa/Ferme
- Vue panoramique
- 40 km de la mer
- 3 km du village
- Jardin
- Terrasse
- Chauffage central
- Garage: Oui
- Studio indépendant: à réaliser
- piscine: à réaliser
- Prix: € 325.000
- Surface habitable: 126 m²
- Surface du terrain: 70000 m²
- Chambres: 2
- Salles de bains: 3
- 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 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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