

# Le Marche

## Pomaro di Sotto

Réf. 5939: Casale delle Terme is a completely renovated stone farmhouse for sale near the hills of the beautiful medieval city of Ascoli Piceno, Marche.

Prix: € 450.000



# Description

Casale delle Terme is a completely renovated stone farmhouse for sale near the hills of the beautiful medieval city of Ascoli Piceno, Marche.

The house is approximately 400 m<sup>2</sup> and consists of a large living area and kitchen, 5 bathrooms, 3 of which are ensuite, 4 bedrooms, one of which is a mezzanine, 10,000 m<sup>2</sup> of garden with a 5x8 heated above-ground swimming pool and a Jacuzzi, 80 m<sup>2</sup> veranda closed with movable glass walls, complete with additional kitchen with wood-burning oven.

The house is located in the municipality of Acquasanta Terme, a fifteen minute drive from the historic center of Ascoli Piceno, in a splendid panoramic position, nestled among the mountains of the wonderful Monti della Laga chain, within the borders of the Gran Sasso National Park and the Laga Mountains. The motorway and the sea of San Benedetto del Tronto are half an hour away by car and there are numerous cultural and leisure activities, such as skiing, horse riding, canoeing, trekking and so on, easily reachable by car.

The property, after an initial renovation in 1995, was carefully renovated by the current owners in 2021, in compliance with anti-seismic regulations. The very comfortable wooden roof pays homage to the local architectural style and materials of the area. There is the possibility of purchasing valuable furniture, with unique antique pieces and designer furniture and Murano lamps.

The farmhouse is made up of:

- The ground floor composed of a large living room with fireplace, Ernesto Meda kitchen, bathroom, laundry room and cellar; veranda equipped with kitchen and wood-burning oven, bordered by movable shatterproof glass walls, measuring 80 m<sup>2</sup>; large outdoor patio with access also from the wonderful and panoramic garden, where you can eat outdoors at any time of the year.
- The internal wooden stairs lead to the first floor where there is a welcoming living room, bathroom, a spacious lounge with magnificent views of the valley below, study, bedroom with private bathroom with window.
- Again with access from the wooden/metal staircase you enter the upper floor consisting of two bedrooms, each served by a bathroom.
- The wonderful garden of approximately 1 Ha, equipped with an irrigation system, extends over contiguous steps with an elegant outbuilding and a water source; above ground swimming pool measuring mt. 5x8 and hydromassage tub.

The house is suitable for being a summer or year-round residence, also ideal as an accommodation facility.

All utilities are fully functional. Underfloor heating powered by methane gas. Internal and external lighting perfectly compliant with regulations

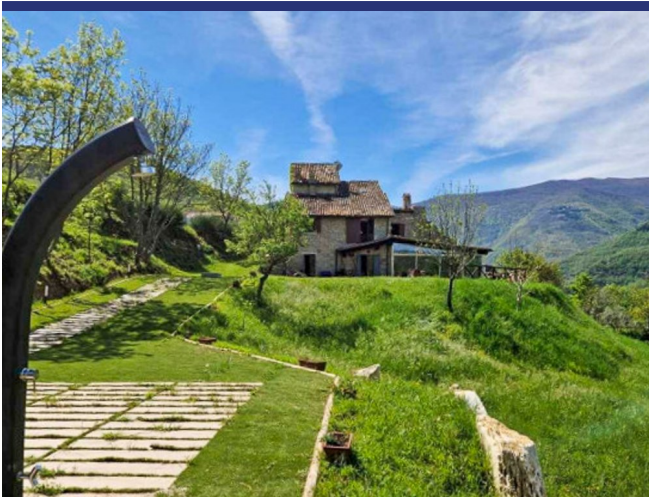
Distance to main connecting roads:

- 1 hour: Ancona and Pescara airports.

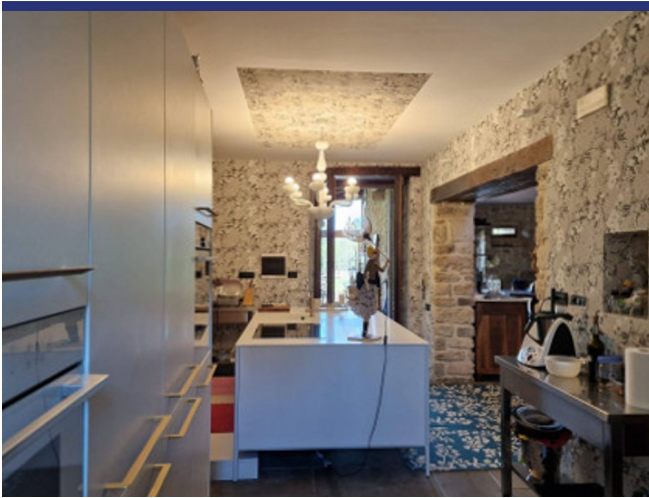
- 30 min: A14 motorway" San Benedetto del Tronto motorway exit.
- 30 min: ski resorts of Monte Piselli (TE) and Forca Canapine (AP).

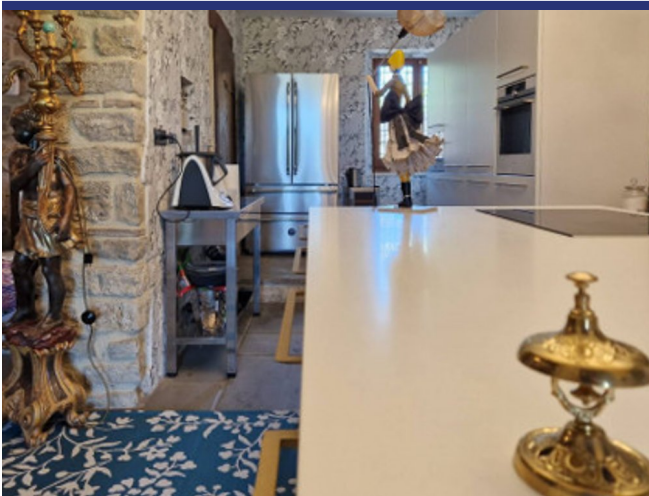
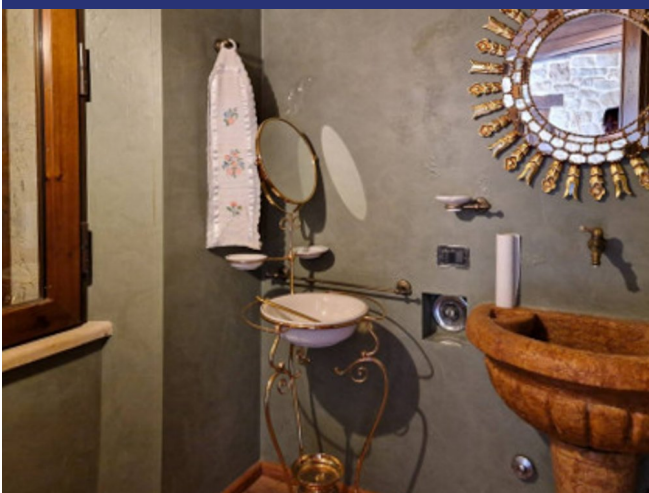
# Les photos



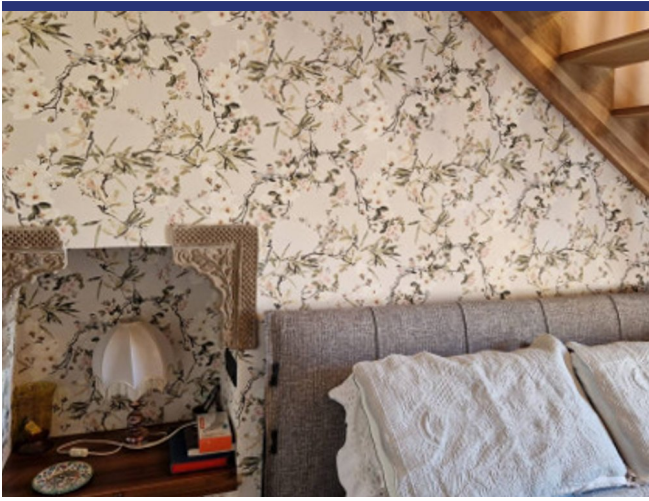
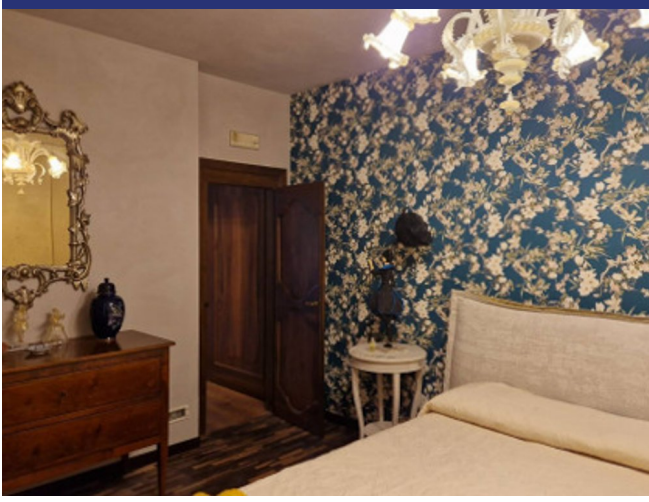


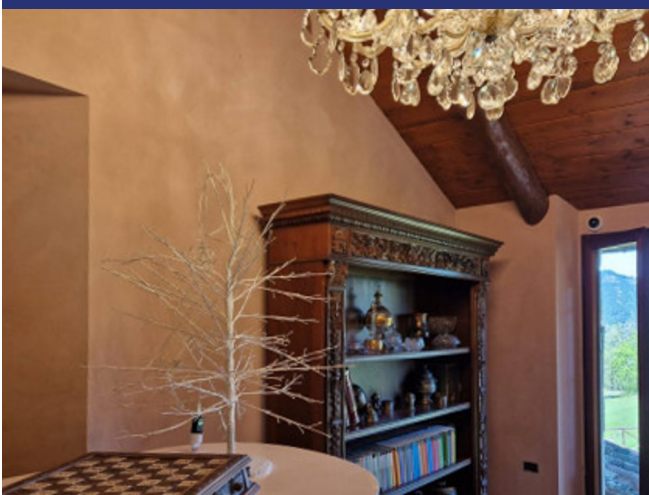


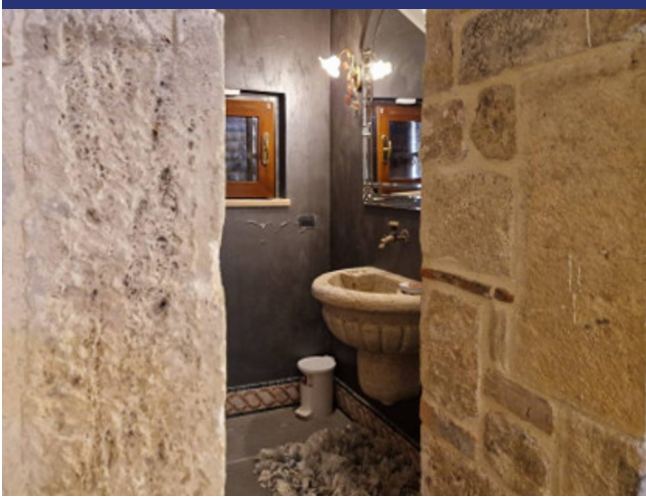




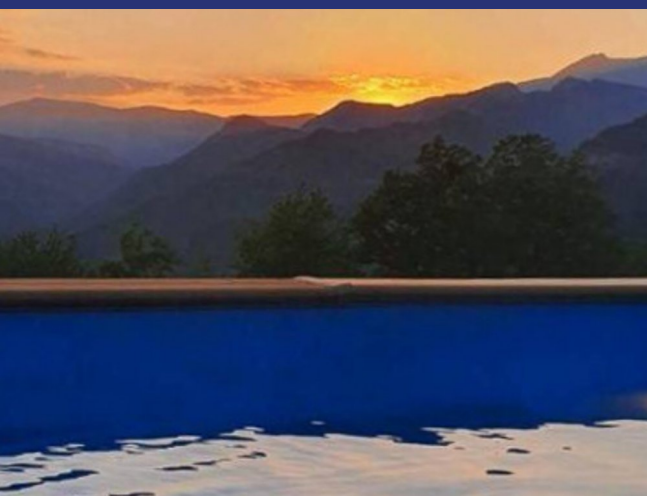




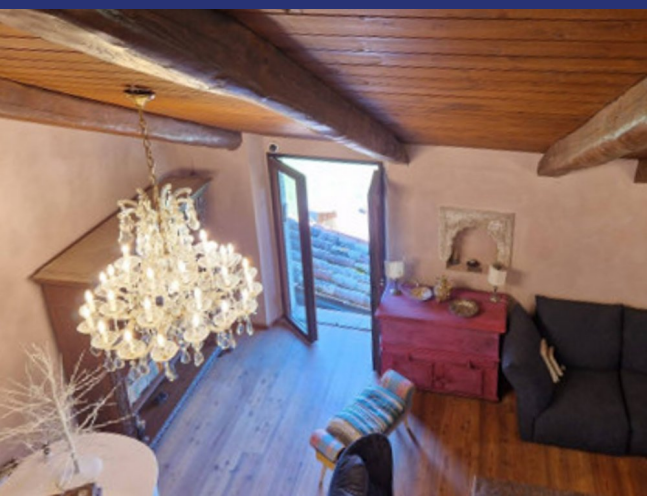


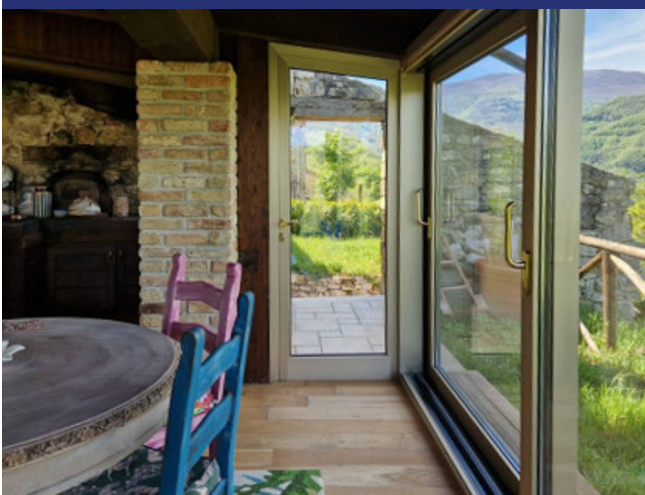
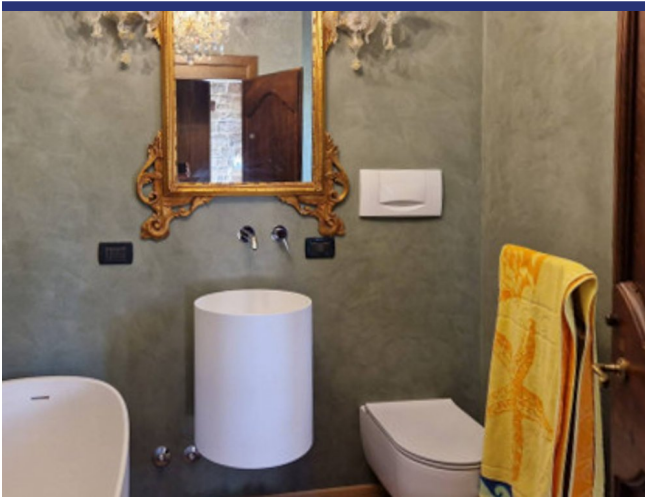






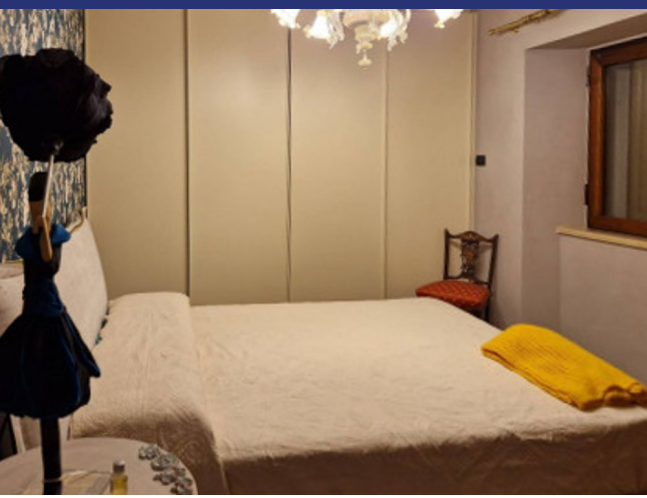












# Endroit & détails



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

- Reference: 5939
- Villa/Ferme
- Vue panoramique
- 5 km du village
- Jardin
- Terrasse
- Balcon
- Cheminée
- Garage: Parking
- piscine: Oui
- Prix: € 450.000
- Surface habitable: 370 m<sup>2</sup>
- Surface du terrain: 10000 m<sup>2</sup>
- Chambres: 4
- Salles de bains: 5
- potentiel à la location: Bon
- Condition du bien: Restaurée
- 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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