

# Le Marche

## San Ginesio

Réf. 6453: Restored stone farmhouse with swimming pool, 15 hectares of woodland and panoramic views of the Sibillini Mountains.

Prix: € 720.000



# Description

Villa Barbara is a beautifully restored traditional stone farmhouse for sale set in the heart of the rolling countryside of Le Marche. Approached along a quiet white country road, the property enjoys a wonderful sense of privacy while still being within easy reach of a handful of neighbouring country homes.

The villa occupies an enviable panoramic position with open views towards the majestic Sibillini Mountains. The property lies on the edge of the beautiful Parco Nazionale dei Monti Sibillini.

The location is also particularly strategic, set between the charming historic towns of Sarnano and San Ginesio. Both towns are known for their characterful historic centres, restaurants and local amenities.

A particularly special feature of the property is the 15 hectares of woodland that belong to the estate. These woods create a natural buffer of peace and seclusion, while requiring minimal maintenance from the owner. Surrounding the house is a fully fenced garden of approximately 5,000 sqm, thoughtfully planted with a variety of trees. The garden is intentionally manageable in size and ideal for those wishing to enjoy outdoor space without extensive upkeep. Being completely enclosed, it is perfect for both dogs and young children.

Within the garden sits a beautiful fenced swimming pool of 7 x 12 metres, positioned to take full advantage of the sweeping mountain views. The fencing provides additional safety for families and pets. A charming gazebo nearby offers a wonderful spot for relaxed lunches and long summer evenings outdoors.

The garden also provides ample space for vegetable gardening for those who enjoy growing their own produce. Within the fenced grounds there are several fruit trees, including fig, plum, pomegranate, quince, apple, cherry and pear trees.

There is ample parking space on the property, allowing several cars to be comfortably accommodated. Electric gates provide secure access and ensure the parking area remains private and protected.

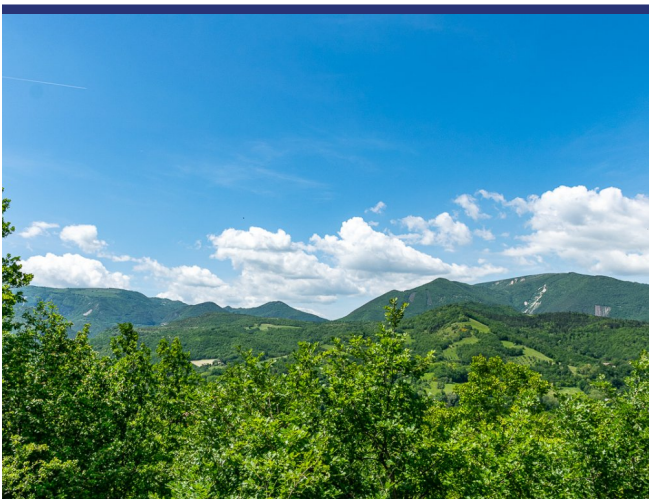
The farmhouse itself has been carefully restored in traditional stone, preserving the authentic character and charm typical of rural homes in Le Marche. The house is arranged over two floors and offers approximately 331 sqm of living space, providing generous accommodation for both family living and hosting guests.

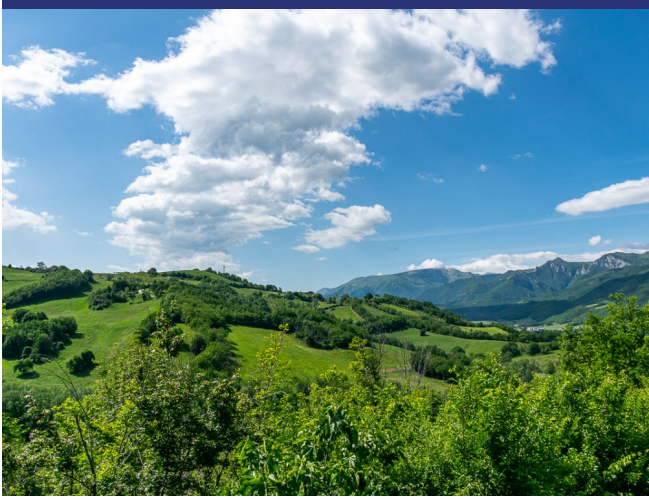
On the ground floor, a welcoming entrance hall leads into a cosy living room with a fireplace – the perfect place to relax during the cooler months. From here you enter a bright and spacious kitchen with doors opening directly onto the pool area, creating an ideal indoor–outdoor flow for summer living. Also on this floor is one of the bedrooms, which opens onto the garden, making it a lovely setting to step outside with your morning coffee. A bathroom with shower and several practical storage rooms, including space for laundry appliances, complete this level. The floors throughout are finished in traditional tiles.

The first floor features beautiful wooden flooring throughout. Here you will find a second, smaller sitting room or TV room with access to a terrace overlooking the mountains. This floor hosts four bedrooms in total, each with its own private bathroom, offering comfortable accommodation for family and guests alike.

Villa Barbara is a property that combines authentic Marche character, privacy and breathtaking views, making it a wonderful countryside retreat in one of the most beautiful areas of Le Marche.

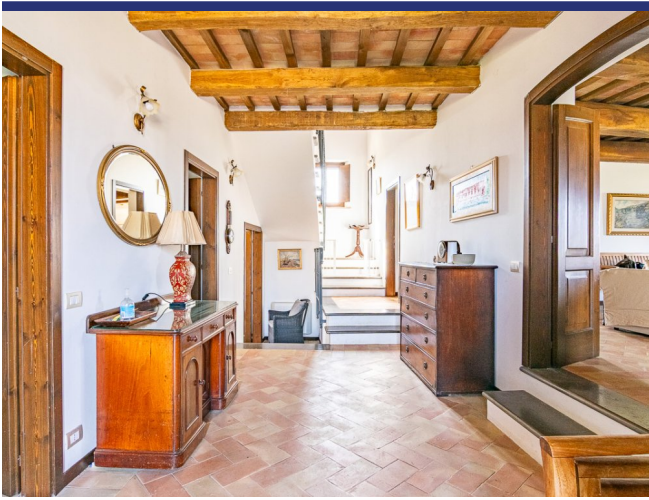
# Les photos



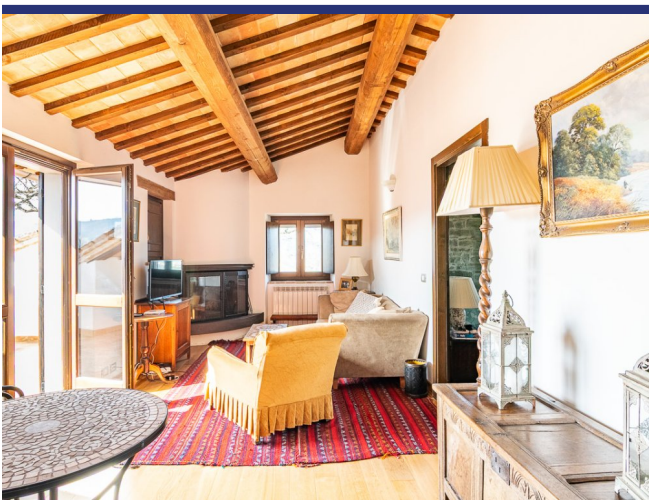




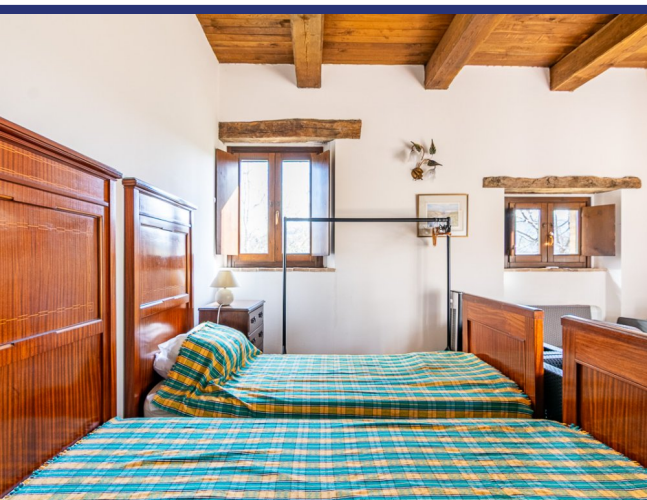
















# Endroit & détails



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

- Reference: 6453
- Villa/Ferme
- Vue panoramique
- 40 km de la mer
- 5 km du village
- Jardin
- Terrasse
- Balcon
- Chauffage central
- Cheminée
- Garage: Parking
- piscine: Oui
- Prix: € 720.000
- Surface habitable: 331 m<sup>2</sup>
- Surface du terrain: 157820 m<sup>2</sup>
- Chambres: 5
- Salles de bains: 5
- potentiel à la location: Très bon
- Condition du bien: Très bon
- Statut: Vendu

# 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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