

Le Marche

Sarnano

Réf. 6526: Charming renovated country home with heated pool, private garden, and panoramic views in the heart of Le Marche.

Prix: € 390.000



Description

Casa Allegra is set in a peaceful rural landscape, surrounded by greenery, woodland and rolling hills of Le Marche. The property has been fully renovated in 2016 using high-quality materials, this charming home was designed with a strong focus on comfort, sustainability and structural safety, including earthquake-resistant construction and a range of modern features that make the property ideal for year-round living.

Arranged over two floors, the house combines authentic character with contemporary comfort, creating a warm and welcoming atmosphere.

The ground floor accommodates the kitchen, dining room and living room. Large openings towards the garden allow natural light to flood the interiors while enhancing the connection with the surrounding countryside. An internal staircase leads to the upper floor.

The first floor comprises two bedrooms and a bathroom. One of the bedrooms benefits from direct access to the garden via an external staircase, creating a unique sense of freedom and connection with the outdoors.

The garden is undoubtedly one of Casa Allegra's most captivating features. From here, beautiful views stretch across the surrounding wooded hills, offering a setting of complete peace and privacy.

A tiled terrace with dining table provides the perfect space for leisurely lunches and dinners outdoors, while a comfortable seating area invites moments of quiet relaxation.

At the centre of the garden lies the 9 x 4 metre swimming pool. Covered and heatable, the pool maintains a pleasant water temperature of approximately 28°C, making it enjoyable even during cooler periods. A tiled sun terrace with loungers and a charming garden house with outdoor furniture complete this inviting outdoor setting.

A particularly enchanting feature is the wooden staircase leading from the garden down to the stream that flows alongside the property. Here, a small private beach creates a secluded and tranquil retreat, ideal for sitting quietly and enjoying the soothing sound of running water.

Casa Allegra has been thoughtfully equipped to ensure comfort throughout the seasons and includes:

- Underfloor heating
- Air conditioning in the bedrooms with both heating and cooling functions
- Heat pump
- 6 kW solar panel system
- Gas fireplace for additional warmth and atmosphere

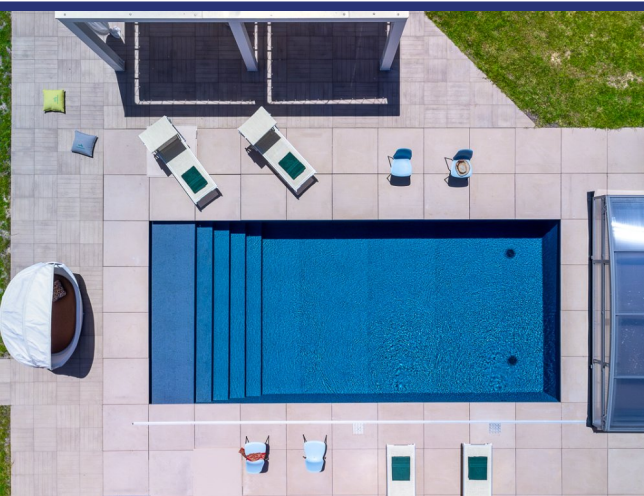
The property is located just 4 km from the historic town of Sarnano, awarded the prestigious Orange Flag and known for its charming streets, restaurants, local amenities and vibrant cultural life.

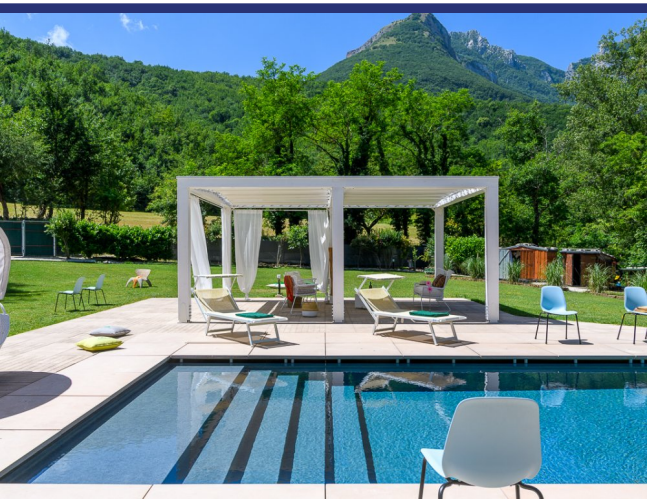
The surrounding landscape is framed by the magnificent Sibillini Mountains, where fresh mountain air, distinct seasons and countless walking trails create an exceptional natural environment. During winter, skiing and other mountain activities are available nearby.

For lovers of the sea, the Adriatic coast can be reached in approximately 40 minutes, while the airport of Ancona lies around one hour away.

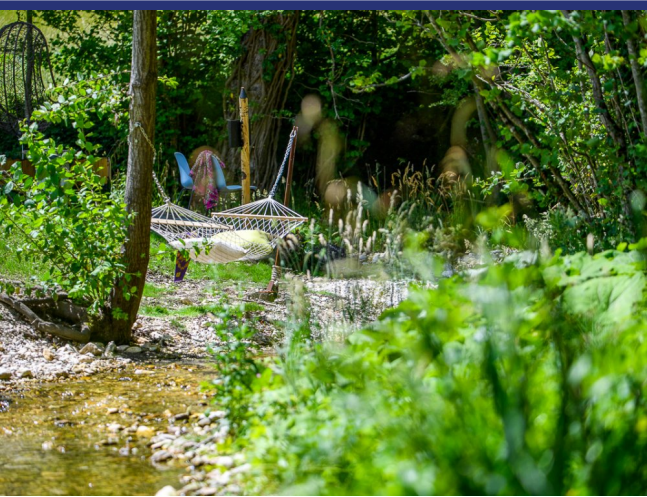
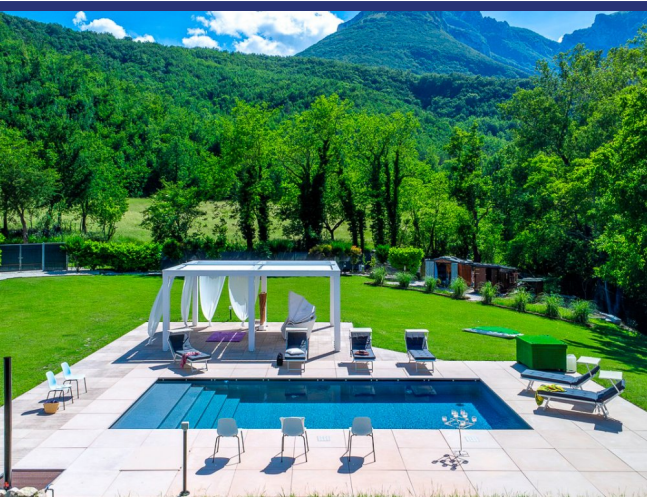
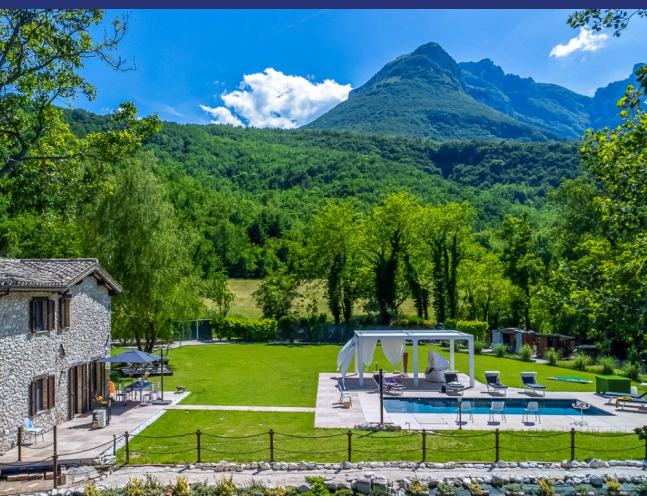
The house can be sold including all furniture, furnishings and equipment, with an asking price of €450,000 negotiable.

Les photos



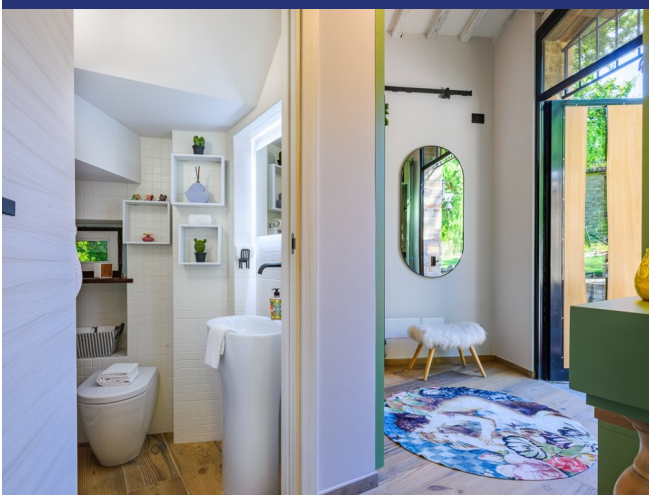
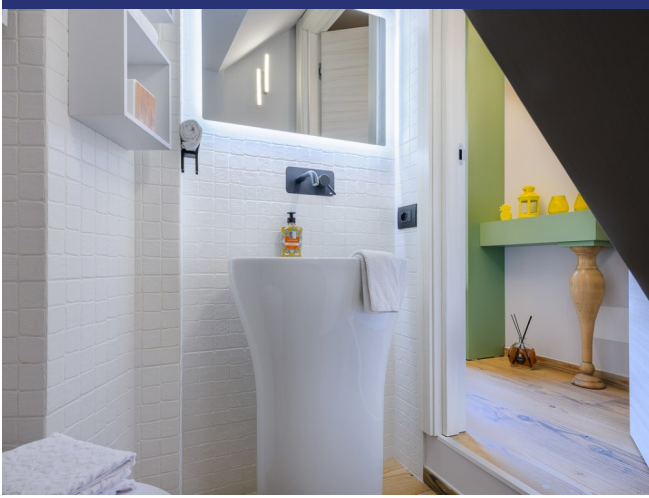


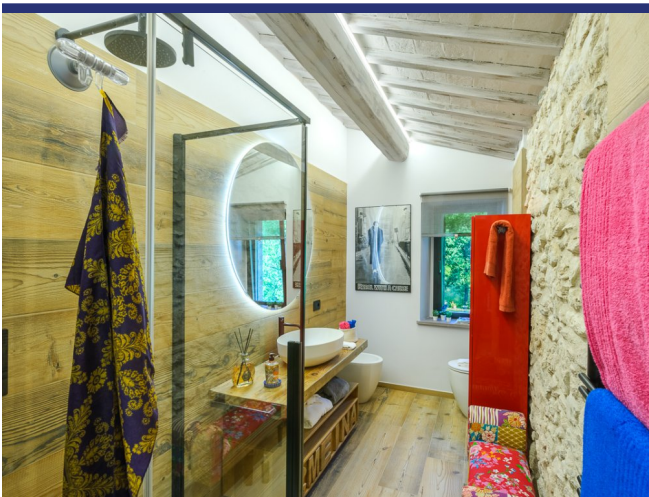


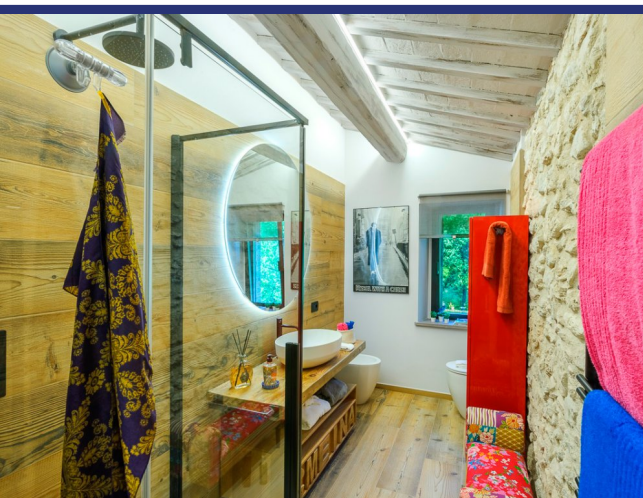


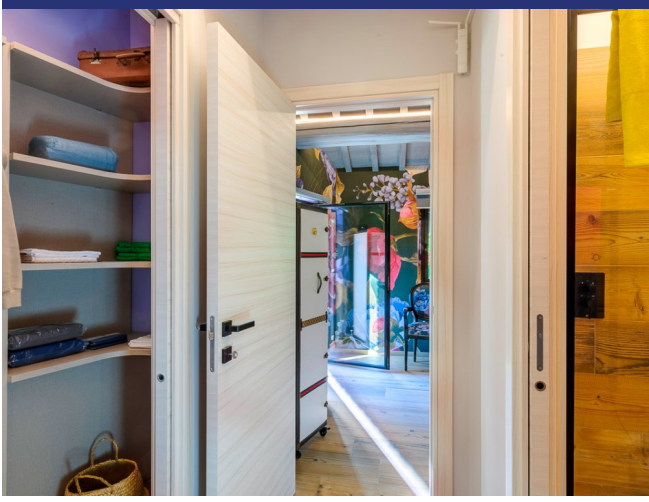


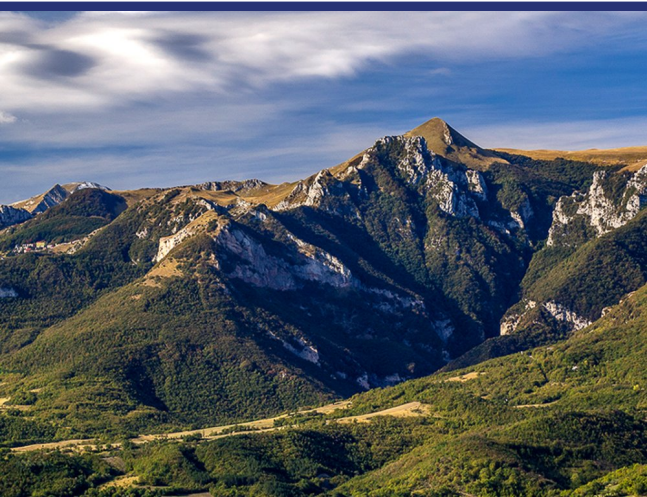
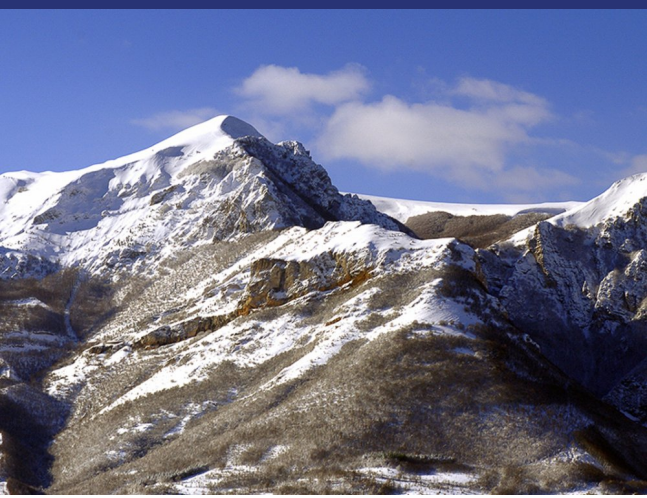












Endroit & détails



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

- Reference: 6526
- Villa/Ferme
- Vue panoramique
- 4 km du village
- Jardin
- Terrasse
- Chauffage central
- Climatisation
- Garage: Parking
- piscine: Oui
- Prix: € 390.000
- Surface habitable: 223 m²
- Surface du terrain: 3000 m²
- Chambres: 2
- Salles de bains: 1
- 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?

ItaliaCasa BV

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