



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Beautiful country house with views and 1.3 hectares of land | Real estate Marche



IT-0372-KA

Panoramic view
61020 Tavoletto
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	61020
Country	Italy
City	Tavoleto
Additional geographical information	Brands
Living space	approx. 300 m ²
Number of rooms	5
Plot size	approx. 25.000 m ²
Number of bedrooms	3
Number of bathrooms	3
Asking price	475.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Refurbished
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com

Description

This high-quality renovated property with 1.3 hectares of land offers majestic views of the countryside and a short distance to the coast.

The 300 m² villa is accessed via a convenient gravelled road.

The villa is spread over three floors and is furnished with classic Italian materials, giving it a rustic and modern feel.

You enter the ground floor of the villa via the double doors overlooking the portico. The raised stone fireplace and timeless wooden beams on the ceiling create a cosy living room.

From here you enter the beautiful kitchen, which is equipped with a wood-burning stove and all modern appliances and which receives plenty of light thanks to the large windows overlooking the garden.

The same ambience can be experienced when entering the dining room, which is surrounded by large windows and a romantic French door.

Adjacent to the living area is a laundry room, which can also be used as a storage room, an office, which can be used as a bedroom, and two bathrooms. There is also a guest room with its own bathroom on this floor.

On the first floor there are a further two large bedrooms with wooden floors.

In the basement there is a large office space. There are also two large rooms on this floor that are used as a wine cellar and storage room.

The charming property in Le Marche also has two large outbuildings that are currently used as storage rooms for wood and garden tools.

This property is nestled in 1.3 hectares of land, planted with olive trees and various fruit trees.

The water supply comes from a natural spring and is collected in a 6,000 litre tank.

For more offers please consult our web site www.real-estate-italy.com.



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Location

This charming property is strategically located just 30 minutes from all amenities: the coast of Cattolica, Urbino and its art, the Sasso Simone Natural Park.

The house is located just 5 minutes by car from Tavoleto, so all basic services are very close by.



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Your contact person

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