



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Large country house in a stunning panoramic location with pool, good condition | Real estate Italy



IT-Ca424-KA

Panoramic view
60030 Angeli Di Rosora
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	60030
Country	Italy
City	Angeli Di Rosora
Additional geographical information	Brands
Living space	approx. 300 m ²
Number of rooms	12
Plot size	approx. 250 m ²
Number of bedrooms	8
Number of bathrooms	5
Asking price	615.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained
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

Casale Sant'Elena is a charming farmhouse nestled amidst the woods and fields of the Serra San Quirico, less than 2 km from the town of Angeli di Rosora (AN).

The fully fenced farmhouse is accessed via a short stretch of dirt road. An automatic gate provides access and at the end of the driveway you'll find a lovely carport for your vehicles. The lush garden measures approximately 2,500 m² and is adorned with numerous fruit trees, aromatic herbs and flowers.

The exterior of the farmhouse is further enhanced by a beautiful veranda, perfect for al fresco dining, and a stunning 10 x 5 m saltwater pool with Roman steps.

Finally the garden is equipped with lighting and automatic irrigation and is connected to the private well.

Casale Sant'Elena measures approximately 350 m² and is spread over two levels. Completely renovated in 1995 this farmhouse features a 6 kW photovoltaic system and is heated by LPG radiators, a wood-burning fireplace and a pellet stove.

On the ground floor you'll find a large entrance hall, a spacious living room with a fireplace and dining table, a second dining room with an open-plan kitchen, a double bedroom with an en-suite bathroom with shower, a laundry area with a service bathroom with shower, another large room currently used as a laboratory (but which could also be a second bedroom), a third bathroom with a bathtub and a storage/utility room.

On the first floor, accessible from the entrance via an internal staircase, there is a small living room, seven double bedrooms and two bathrooms with showers. There is also a large attic.

All utilities are connected, water is supplied by the public aqueduct and there are mosquito nets on the windows and railings on the ground floor.

This fabulous property is situated in a secluded and peaceful location, yet close to all amenities, which are within walking distance.

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Location



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Angeli di Rosora, Ancona.



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Your contact person

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