



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Newly renovated country house with  
modern building technology, panoramic  
views and olive grove | Real estate  
Marche



IT-2478-KA

Panoramic view  
61030 Serrungarina  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	61030
<b>Country</b>	Italy
<b>City</b>	Serrungarina
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 170 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Plot size</b>	approx. 3.500 m <sup>2</sup>
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	2
<b>Asking price</b>	390.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

FULLY RENOVATED FARMHOUSE in SERRUNGARINA.

The small country house is completely restored and is located just a few minutes from the historic center of Serrungarina.

Leaving the paved road, you can reach the house via a well-maintained municipal dirt road.

In just over twenty minutes you can reach the coast and the town of Fano, all the necessary amenities are available within 10 minutes and Falconara airport is a forty-minute drive.

The land surrounding the house is 3,500 sqm with olive grove and various fruit trees.

The renovation work, carried out just over a year ago, includes a major intervention for structural consolidation through the construction of a foundation and the masonry, on the ground floor a ventilated crawl space with dehumidifying plaster was realized. The roof, the electrical and water pipes are new.

The thermal system is used for heating and producing hot water and is operated with a biomass boiler (pellets).

A 4.4kW photovoltaic system was installed to generate electricity.

The holiday home is currently divided as follows: entrance hall with living room, large kitchen, toilet and technical room on the ground floor.

On the first floor, accessible via a large internal connecting staircase, there are two bedrooms, each with its own bathroom.

More information and floor plans are available on request.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Serrungarina



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**Your contact person**

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