



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Arcevia ! Renovated country house with outbuildings, pool, vineyard and olive grove | Real estate Marche



IT-2731-KA

Panoramic view  
60011 Arcevia  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	60011
<b>Country</b>	Italy
<b>City</b>	Arcevia
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 300 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 15.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	5
<b>Asking price</b>	595.000,00 €
<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

Of the castles in the municipality of Arcevia, Loretello is the oldest, a picturesque town with fantastic panoramic views. The vistas span the surrounding valleys, and the colors change with the seasons. The country house, located a stone's throw from this picturesque "Borgo," has easy access, and upon arrival at the estate, one can immediately enjoy the fantastic panorama and the rural surroundings, characterized by the many and varied crops grown on the property, including a small vineyard, olive groves, and fruit trees. The grounds cover approximately 1.5 hectares and surround the buildings and the recently constructed swimming pool. The natural stone country house consists of a ground floor with a spacious entrance hall, a spacious living room, a kitchen, a large utility room, a bathroom, and an outdoor kitchen/storage room. The first floor comprises a second living room, a large bedroom with an ensuite bathroom, and two bedrooms and two bathrooms, a sitting room, and a studio (with the possibility of converting it into a kitchen, as the plumbing is already in place). This part has its own entrance, both internally and externally, so it could also be converted into a separate apartment if someone were to rent it out. The property includes three large buildings of varying sizes (50, 60, and 90 m<sup>2</sup>), as well as a small pigsty. It also has a well.

All in all, this is a very attractive property due to its numerous outbuildings. It offers the potential, in addition to being a private family home, to create rental apartments.

All utilities are provided.

GPL gas heating.

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

## Location

Loretello / Arcevia.



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**Your contact person**

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