



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Castelleone di Suasa ! Casolare with pool and dependance | Real estate Italy



IT-2753-KA

Panoramic view  
60010 Castelleone Di Suasa  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	60010
<b>Country</b>	Italy
<b>City</b>	Castelleone Di Suasa
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 340 m <sup>2</sup>
<b>Number of rooms</b>	10
<b>Plot size</b>	approx. 3.900 m <sup>2</sup>
<b>Number of bedrooms</b>	6
<b>Number of bathrooms</b>	4
<b>Asking price</b>	760.000,00 €
<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

A beautifully situated farmhouse on the hills near Castelleone di Suasa.

With stunning views of Ostra Vetere, Barbara, and Castelleone di Suasa from sunrise to sunset. It's 8 minutes from the beautiful town of Corinaldo and a half-hour drive from the seaside resort of Senigallia with its velvety sandy beaches.

The family home also includes a beautiful 90 m<sup>2</sup> annex suitable for a variety of purposes. The garden covers 3,838 m<sup>2</sup> and includes a carport. The ground floor has underfloor heating, and the house features double-glazed windows and aluminum shutters. Upon entering, you'll find a spacious hallway with access to a toilet end to various storage rooms, a laundry room, a workspace, and the central heating system (the boiler needs replacing).

From the hallway, you enter the living area with an open-plan kitchen, dining area, and sitting room with a wood-burning stove and French doors leading to the terraces. Adjacent is a 34 m<sup>2</sup> veranda with beautiful views over the pool and the surrounding countryside. A stylish staircase leads to the master bedroom, which also features a bathroom with a very spacious shower, two sinks, a bidet, and a toilet. Small bedroom or dressing room. The upper floor is also accessible via an external staircase and comprises a living room with a fireplace, three bedrooms, and a bathroom. The outbuilding also has underfloor heating and a small shower room with a toilet and sink. It currently serves as storage and additional guest space, but is suitable for many purposes. It was once a music studio, so additional electricity has been installed.

The 13x6 meter swimming pool with a large terrace is equipped with an electric roller shutter. Under the terrace is a utility room that also serves as storage. A solar shower is also available. It has a photovoltaic system and is connected to the municipal water supply.

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



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### **Your contact person**

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