Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Country house with plenty of space and potential in a magnificent panoramic location I Real estate Italy



IT-CA446-KA

Panoramic view
60024 Filottrano
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	60024
Country	Italy
City	Filottrano
Additional geographical information	Brands
Living space	approx. 480 m^2
Number of rooms	10
Plot size	approx. 2.500 m^2
Number of bedrooms	5
Number of bathrooms	3
Asking price	420.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained

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Description

Country house nestled in the rolling hills of the Marche region, boasting breathtaking panoramic views.

Built in 1935, the property was last renovated in 2010 with meticulous attention to detail and the use of many original materials, preserving the authentic charm of traditional Marche country houses.

During this renovation, the roof was re-tiled with original tiles, the attic was reinforced, the foundation was fitted with a ventilation system and perimeter drainage, and the entire interior was refurbished. The building is earthquake-resistant.

The house spans three levels:

- Ground floor: This level comprises an approximately 80 m^2 multi-purpose room with a shower room and a second room, currently used as a bedroom with an en-suite bathroom (approximately 40 m^2).

- First floor: A spacious, open-plan living area with a peninsula kitchen and wood-burning stove, four double bedrooms, and a shower room. This bright and airy floor features original terracotta floors, exposed wooden beams, and the wooden doors typical of Marche farmhouses.
Converted attic: Work and storage space with the option to install an additional bathroom.

All windows are double-glazed and made of wood.

Also of great interest is a 120 m^2 outbuilding in need of renovation, featuring a working wood-burning stove. Currently used as a garage and storage room, it is ideal for conversion into a guest house.

Ideal location: The house sits on a gentle hillside and offers sweeping views across fields and vineyards. Picturesque villages such as Osimo, Jesi, and Lake Cingoli are just minutes away.

The access road (a dirt track) guarantees complete privacy and tranquility.

Further details:

• Municipal water supply + rainwater collection tank (3.5 m diameter, 11 m deep)

• Liquid propane tank, internet with Eolo

• Public sewage connection.

Ideal for holiday rentals.

More information and floor plans are available upon request.

Location

Filottrano, Ancona, Marche.

The Conero coast, with its crystal-clear waters and white beaches, is less than a 30-minute drive away.

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Your contact person

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