



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Country house in a beautiful panoramic  
location with distant sea views, finely  
renovated



IT-CA432-KA

Seaview

62010 Montecosaro

Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	62010
<b>Country</b>	Italy
<b>City</b>	Montecosaro
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 300 m <sup>2</sup>
<b>Number of rooms</b>	7
<b>Plot size</b>	approx. 3.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Asking price</b>	525.000,00 €
<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

Exclusive, renovated country house with panoramic sea views in the municipality of Montecosaro (MC).

We are situated in a privileged location with panoramic views of the hills and the sea, just a few kilometers from Montecosaro.

The orangery was completely renovated in 2002, preserving original materials such as beams, bricks and floor tiles. The foundation and roof were renewed. The condensing boiler was replaced a year ago.

The 3,000 m<sup>2</sup> brightly lit and almost entirely fenced garden features various fruit trees, including approximately 15 producing olive trees and a private well for irrigation. There is also a carport and a garage with a utility room of approximately 40 m<sup>2</sup>.

The farmhouse is currently divided into two large apartments with separate entrances, measuring approximately 120 and 128 m<sup>2</sup> respectively. These can easily be connected via an internal staircase, allowing the property to be flexibly adapted to different needs.

The ground floor features a large, bright living room, a dining room, a modern kitchen, a guest WC with shower, two bedrooms and a second bathroom with shower.

The first floor, currently accessible only via an external staircase, comprises a living room with a fireplace and an open-plan country-style kitchen, a large double bedroom, a bathroom with shower, a small bedroom/study and a large, currently unfinished room that can be used as desired.

This floor also includes a video surveillance system and access to the large attic with a gross area of approximately 119 m<sup>2</sup>.

The windows are double-glazed, heating is provided by gas radiators and a fireplace. Water is supplied by the municipal water system (in addition to well water) and the gate is automatic.

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



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## Location

Montecosaro, Macerata, Marche.

The charming village of Montecosaro is just 2 km away and easily accessible on foot. The country house is also only 4.5 km from the center of Civitanova Alta, 10 km from the motorway exit and 8 km from the sea. Finally, the beautiful and lively town of Civitanova Marche is only 10 km away, making the country house ideal for tourists.



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**Your contact person**

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