



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Farmhouse with renovated main house and 2 outbuildings in a prime natural setting | Real estate Italy



IT-CA442-KA

Panoramic view  
60013 Corinaldo  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	60013
<b>Country</b>	Italy
<b>City</b>	Corinaldo
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 320 m <sup>2</sup>
<b>Number of rooms</b>	12
<b>Plot size</b>	approx. 10.000 m <sup>2</sup>
<b>Number of bedrooms</b>	6
<b>Number of bathrooms</b>	5
<b>Asking price</b>	520.000,00 €
<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

Country house with two apartments plus two outbuildings with expansion potential in a beautiful natural setting with panoramic views!

Built in 1900... two apartments renovated... further expansion is planned.

The location is quiet, with a private gravel road and no noise pollution, surrounded by fields of alfalfa and sunflowers.

One apartment is currently occupied by the owners, the other is rented out as a guest house (with excellent reviews on Booking.com).

The guest area was renovated three years ago and has three bedrooms, each with its own bathroom and shower. One of the bedrooms also has a lovely balcony.

The main apartment offers a rustic kitchen with a fireplace and terracotta floor, a pantry, a large living room with a bar, a double bedroom with an en-suite bathroom on the ground floor, a laundry room, a utility room and a second bathroom in need of renovation. Upstairs, there is a relaxation area, two very large double bedrooms and another bathroom with a bathtub.

The guest area was renovated three years ago and has three bedrooms, each with its own bathroom and shower. Outside, a beautiful garden of approximately one hectare unfolds, complete with its own well, various fruit trees, several olive trees, lavender and flowering rosemary. There is also a hot tub and a large veranda. The location guarantees sunshine throughout the day. The rainwater pipe runs a considerable distance from the house and a rainwater cistern is under construction.

The outbuildings complement the property: one has already been partially renovated and could be converted into a small apartment (existing foundations, utility connections, a mezzanine, and a historic Dutch door from the late 19th century). The completion costs are estimated at approximately €20,000–25,000.

The other is a former tobacco drying shed, currently used as a garage/woodshed, which can be renovated or converted.

The house includes a double garage, internet access, septic tanks and all utility connections are in place.

Further information and floor plans are available upon request.



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

## Location

Corinaldo, Ancona.

Just a few minutes from the historic center of Corinaldo, one of the most beautiful villages in Italy, and less than half an hour from the sea at Senigallia!



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**Your contact person**

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