



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Country house in beautiful natural surroundings, 3 separate apartments and expansion potential



IT-CA444-KA

Panoramic view  
60048 Serra San Quirico  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	60048
<b>Country</b>	Italy
<b>City</b>	Serra San Quirico
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 300 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>	4
<b>Asking price</b>	450.000,00 €
<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

Beautiful property with an olive grove in a breathtaking panoramic location.

The house has been completely renovated with meticulous attention to detail and modern comforts. Beautiful natural stone is concealed beneath the plaster. It is earthquake-resistant (earthquake protection certified in 2006) and already offers several living units – ideal for a bed and breakfast or a large family with friends.

The layout is as follows:

- Ground floor: Open-plan living area with kitchen, living room with wood-burning stove, bathroom with shower, two bedrooms and a small laundry room. A separate apartment with kitchen, bedroom and bathroom completes the ground floor.
- First floor: Another apartment with a rustic kitchen and wood-burning stove, a large living room, two bedrooms, a renovated bathroom and an attic with a laundry room.

The farmhouse has two separate entrances, air conditioning, two boilers and two utility meters, offering flexibility for private or tourist use. An 800-cubic-meter already registered barn can be converted into an outbuilding or another apartment.

The property extends beyond the fence for almost one hectare and includes approximately 100 olive trees as well as numerous fruit trees (figs, cherries, pomegranates, walnuts, and pears).

### Key Features:

- 100 olive trees + fruit trees
- Barbecue and wood-fired oven
- Option to build a swimming pool
- Liquid gas tank for heating and air conditioning
- Electric gate and pre-wiring for a second electric gate

More information and floor plans are available upon request.

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

## Location

Serra San Quirico, Ancona.



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**Your contact person**

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