



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Country villa with guesthouse in a panoramic landscape, new construction, pool | Real estate Italy



IT-CA429-KA

Panoramic view  
62011 Cingoli  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	62011
<b>Country</b>	Italy
<b>City</b>	Cingoli
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 254 m <sup>2</sup>
<b>Number of rooms</b>	7
<b>Plot size</b>	approx. 9.000 m <sup>2</sup>
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	5
<b>Asking price</b>	960.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	As good as new
<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

New construction in the Marche region:

Elegant country house with guest house and pool in a stunning location with 360-degree panoramic views.

This country villa was completely newly built and completed in 2023. It comprises a main house and an annex with a total area of 254 m<sup>2</sup>.

The main villa, approximately 177 m<sup>2</sup>, is laid out as follows:

The ground floor features a large, bright living area with a spacious living room and an open-plan kitchen.

This floor also includes a utility room, a bathroom with a shower and a small storage room.

The sleeping area is located on the first floor with three large bedrooms, one of which has an en-suite bathroom with a shower. A second bathroom with a shower is shared by the other two bedrooms. All rooms have air conditioning with heating and cooling functions.

The guest house has a gross area of approximately 77 m<sup>2</sup> and consists of a living room with a dining area and kitchen, two bedrooms and two bathrooms with showers. One of the two bathrooms has direct access to the outside.

The property is perfectly suited as a primary residence and/or for holiday rentals.

The house is connected to the municipal water supply and all necessary connections are in place.

The 4.50 x 8 m saltwater pool is centrally located next to the buildings.

Special features:

6 kW photovoltaic system

9,000 m<sup>2</sup> plot

New construction

Year built: 2023

Independent heating: Heat pump (hot/cold)

Barrier-free access to the outside



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Air conditioning  
Swimming pool

Further 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

Cingoli, Macerata.

This beautiful property is located in the hills of Cingoli.

Cingoli is known for its lake and hiking trails and is considered the "Balcony of the Marche" with magnificent panoramic views of the Adriatic Sea, Cape Conero and the Gran Sasso mountain range.

Cingoli is one of the most beautiful villages in Italy and offers all the amenities of daily life: banks, schools, supermarkets, restaurants, pharmacies, and a hospital. The coast is 40 km away, so you can reach the stunning beaches of the Riviera Conero with their crystal-clear waters and verdant cliffs in less than an hour. The nearest airport is Ancona, just 30 minutes away.



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

**Your contact person**

Real Estate Italy  
A company of RustiCasa Concept  
Nicole Siedersberger-King  
Lierstraße 8  
80639 München  
E-Mail: [info@real-estate-italy.com](mailto:info@real-estate-italy.com)  
Homepage: [www.real-estate-italy.com](http://www.real-estate-italy.com)

The information and advertising of **Italien Hauskauf** is not legally binding.