



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Country villa with sea views in a  
completely quiet location, renovated,  
annex for expansion



IT-CA428-KA

Seaview  
62018 Potenza Picena  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	62018
<b>Country</b>	Italy
<b>City</b>	Potenza Picena
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 318 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 3.890 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	3
<b>Asking price</b>	600.000,00 €
<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, completely renovated villa with panoramic sea views.

The country house is situated in a quiet and secluded location, yet close to everyday amenities. It is also only 6 km from the sea and the motorway access.

The approximately 200 m<sup>2</sup> country villa was completely renovated in 2002 with great attention to detail.

The partially fenced property, with sea and hill views, measures approximately 3,900 m<sup>2</sup> and is adorned with palm trees, fruit trees and 17 olive trees.

There are also two outbuildings, one of which, at approximately 85 square meters, can be completely renovated and converted into a guesthouse or apartments. This outbuilding features a working wood-burning stove.

The main house extends over three floors:

The ground floor offers spacious and bright living areas.

This includes a beautiful entrance hall, a living room with a fireplace connected to the dining/living room by an archway, a guest WC and another open-plan dining area with a kitchen.

Each room offers direct access to the garden or the large veranda.

Upstairs, there are two bedrooms, one with a terrace and en-suite bathroom, a study and a second bathroom with a shower and bathtub.

From here you can access the attic, which is currently used for storage.

The basement features a tavern with a wine cellar, ideally suited for use as a pantry.

Property: 3,890 m<sup>2</sup>

Double garage

Good condition

Basement

Air conditioning

The house is sold furnished.

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

## Location

Potenza Picena, Macerata.



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**Your contact person**

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