Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

A Timeless Retreat in the hills of Montelupone I Real estate Italy

IT-0537A-KA

Panoramic view
62010 Montelupone
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	62010
Country	Italy
City	Montelupone
Additional geographical information	Brands
Living space	approx. 310 m^2
Number of rooms	5
Plot size	approx. 3.140 m^2
Number of bedrooms	3
Number of bathrooms	2
Asking price	450.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained

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Description

Nestled within the gently rolling hills of the Marche region this beautiful country estate offers a combination of rustic charm and modern potential.

The property comprises a main house with a living area of approximately 185 m^2, a former barn (125 m^2) and a delightful bread oven with a cellar beneath it. It is situated on a 3,140 m^2 private plot, planted with mature olive and fruit trees.

The heart of the estate, the main house, spans approximately 185 m^2 across two levels.

Ground floor:
An inviting entrance area leads directly into the living space. To the right, there is a spacious, light-filled kitchen with a dining area, which offers direct access to the garden, creating a seamless transition between indoor and outdoor living. This level also includes a well-appointed guest bathroom and a practical laundry room. A charming 14 m^2 veranda (portico) provides a sheltered, shaded retreat.

Upper floor:
This floor features three generously sized bedrooms, a study, and a family bathroom. The layout of the study also allows for the easy addition of a second bathroom, should the need arise. Every room offers panoramic views.

The main house is complemented by two outbuildings that offer further potential. The former barncovering an area of approximately 125 $m^2$is in need of renovation and could serve as a guest house in the future.

Additionally, there is a small, charming structure housing an original wood-fired bread oven, with a traditional cellar located underneath.

For more offers please consult our web site www.real-estate-italy.com.

Location

This enchanting property enjoys a privileged location: it offers complete privacy and a magnificent panoramic view, yet is situated just a two-minute walk from the charming town center of Montelupone.

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Your contact person

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