



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Cingoli - charming country house in best condition with panoramic view and pool | Property Marche



IT-341-KA

Panoramablick  
62011 Cingoli  
Italy



## Data overview

|  |   |
|--|---|
| <b>Type of property</b>                    | House   |
| <b>Kind of property</b>                    | Villa   |
| <b>Postcode</b>                            | 62011   |
| <b>Country</b>                             | Italy   |
| <b>City</b>                                | Cingoli   |
| <b>Additional geographical information</b> | Brands  |
| <b>Living space</b>                        | approx. 340 m <sup>2</sup>  |
| <b>Number of rooms</b>                     | 7   |
| <b>Plot size</b>                           | approx. 6.950 m <sup>2</sup>  |
| <b>Number of bedrooms</b>                  | 4   |
| <b>Number of bathrooms</b>                 | 4   |
| <b>Asking price</b>                        | 620.000,00 €  |
| <b>Brokerage</b>                           | for the buyer 3,66 % incl. VAT  |
| <b>Condition</b>                           | Well maintained   |
| <b>Contact person</b>                      | Real Estate Italy<br>A company of RustiCasa Concept<br>Nicole Siedersberger-King<br>Lierstraße 8<br>80639 München<br>E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a><br>Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a> |



## Description

Modern villa-style country house with all comforts, restored in 2010,

This property offers approx. 340m<sup>2</sup> of luxurious accommodation on 3 floors.

From the entrance you enter into a spacious room where you will find the kitchen, a dining area and the living room. The beauty of this room lies in the 2 large triple glazed windows which allow plenty of light into the house.

Next to the front door, a hallway leads to a double bedroom with en-suite bathroom, two further bedrooms and a bathroom.

The first floor is accessed via a staircase that leads to a large room with a gable roof. At the moment it is used as a playroom, but you can convert it into an additional living room and create a loft, as there is a triple bedroom, a twin bedroom and a bathroom with shower. An additional room is perfect as a large storage room.

The basement is used as an entertainment room with a table tennis table, a pool table and darts. In the basement you will also find a laundry room, a utility room and a 70 m<sup>2</sup> garage.

In addition, you have the possibility to set up a private SPA here, as the owner has already applied for permission from the municipality.

The house has underfloor heating and a cooling system to ensure a perfect temperature all year round.

The fully fenced garden is 6,950 m<sup>2</sup> and has an automatic irrigation system fed by a cistern.

In addition, 25 century-old olive trees adorn the garden, which also produce an excellent olive oil.

Adjacent to the villa are a portico and a gazebo.

A few steps further is the magnificent 11x5.5 m swimming pool with salt installation.

More information and floor plans are available upon request.

You can find more and similar offers on our homepage [www.real-estate-italy.com](http://www.real-estate-italy.com)



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## Location

Cingoli, Maceratas, Marche.

Distances:

Nearest town with services 200 m

Hospital 9 km

Cingoli 12 km

Macerata 18 km

Theatre 18 km

Staffolo 20 km

Matelica 40 km

Airport of Ancona-Falconara 44 km

Perugia airport 110 km



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**Your contact person**

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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)

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