



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Ginestreto - Country house with 5 flats in a great quiet location with pool | Real Estate Marche



IT-0233-KA

Panoramablick  
61122 Ginestreto  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	61122
<b>Country</b>	Italy
<b>City</b>	Ginestreto
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 600 m <sup>2</sup>
<b>Number of rooms</b>	16
<b>Plot size</b>	approx. 2.500 m <sup>2</sup>
<b>Number of bedrooms</b>	8
<b>Number of bathrooms</b>	8
<b>Asking price</b>	830.000,00 €
<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

The property offers about 600 m<sup>2</sup> of living space and consists of a spacious private main flat and 4 smaller flats for holiday rental, surrounded by a 2,500 m<sup>2</sup> garden with swimming pool.

The house was built around 1730, is in very good condition and is situated on the edge of a borgo.

The entrance leads into a spacious living room with fireplace, which is directly connected to a bright veranda, with exit to the pergola and garden. Also on the ground floor is a newly fitted kitchen, a study, a guest bathroom and a laundry room.

The original staircase leads to the first floor, which offers 4 generous bedrooms and two beautiful bathrooms.

The remaining space is occupied by 4 independent flats. The largest is on the ground floor and has a very spacious living room with fireplace, a small kitchen, a double bedroom and a bathroom. The other 3 flats all have an open plan kitchen/living room, a double bedroom and a bathroom.

All flats have their own access to the garden.

The garden is about 2,500 m<sup>2</sup> and completely fenced. Here we also see the pergola, the newly built pool with salt system and a tool shed.

More information and floor plans are available on request.

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## Location

Ginestreto, Pesaro, Marche.

Distances

First town with services: 1 km

Pesaro: 14 kms

Coast: 15 kms

Monte San Bartolo National Park: 17 kms



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Fano: 18 kms

Airport of Ancona-Falconara: 61 kms

Monte Conero National Park: 83 kms

Bologna airport: 159 kms



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**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)

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