



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Magnificent property with guest house and pool in a beautiful panoramic location | Property Marche



IT-0387-KA

Panoramablick  
62020 Gualdo  
Italy



## Data overview

|  |   |
|--|---|
| <b>Type of property</b>                    | House   |
| <b>Kind of property</b>                    | Country-/Farmhouse  |
| <b>Postcode</b>                            | 62020   |
| <b>Country</b>                             | Italy   |
| <b>City</b>                                | Gualdo  |
| <b>Additional geographical information</b> | Brands  |
| <b>Living space</b>                        | approx. 322 m <sup>2</sup>  |
| <b>Number of rooms</b>                     | 9   |
| <b>Plot size</b>                           | approx. 9.250 m <sup>2</sup>  |
| <b>Number of bedrooms</b>                  | 6   |
| <b>Number of bathrooms</b>                 | 7   |
| <b>Asking price</b>                        | 550.000,00 €  |
| <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

Immaculate 6 bedroom house - also ideal for holiday rental.

Panoramic pool, breathtaking views of the countryside and guest house.

You enter this magnificent country house from its panoramic terrace. From the entrance hall, turn left into the light-filled living/dining area, which opens onto the courtyard through a set of French doors. This is the perfect space for formal dinners - here you'll find gorgeous beamed ceilings, classic terracotta floors and a large table for up to 14 people.

In the centre of the house is the gourmet kitchen, which is directly adjacent to the dining area. With its stone details on the walls, timeless country-style flooring and more wood-beamed ceilings, the room has the feel of a classic Italian tavern.

On this floor there is also an independently accessible suite with double bed and en-suite bathroom, a storage room and a bathroom.

A stone staircase leads to the upper floor of the house, which consists of four bedrooms, each with its own bathroom. From all rooms you have a wonderful view of the Italian countryside.

A few steps away from the main house is the 40 m<sup>2</sup> guest house with open kitchen/dining area and adjoining pantry, bedroom and bathroom.

This beautiful property stands on a 9250 m<sup>2</sup> lush panoramic plot with 25 olive trees and panoramic pool.

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)

## Location

Gualdo, Macerata, Marche.

This beautiful house is located in a quiet but well-kept street in the hills around the town of Gualdo, a medieval village in the province of Macerata in Le Marche. Here you can experience real country life.



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The centre of Gualdo is about five minutes away by car - here you will find all the services of daily life such as restaurants, grocery shops, pharmacies and cafés.



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**Your contact person**

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