



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Fine property with excellent facilities,  
newly built in 2010 in a beautiful location  
| Marche



IT-0388-KA

Panoramablick  
63038 Ripatransone  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	63038
<b>Country</b>	Italy
<b>City</b>	Ripatransone
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 990 m <sup>2</sup>
<b>Number of rooms</b>	30
<b>Plot size</b>	approx. 180.000 m <sup>2</sup>
<b>Number of bedrooms</b>	9
<b>Number of bathrooms</b>	14
<b>Asking price</b>	1.890.000,00 €
<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

Agriturismo or high quality holiday villa.

6 suites, 3 bedrooms with en-suite bathrooms, 4 guest/service bathrooms, gym, indoor pool with spa and infinity pool.

Solar panels and photovoltaic system.

The main building was demolished and rebuilt around 2010 and now offers the following spaces:

On the ground floor is the dining room with restaurant, professional kitchen and bar and several sitting areas.

On the opposite side are 2 suites and a double bedroom. All bedrooms have an exit to the garden with private outdoor seating.

Of particular note is a set of French doors that let in lots of light and provide a beautiful, continuous flow between indoor and outdoor spaces, including the 60 m<sup>2</sup> portico.

On the first floor there are 6 suites, all of which have a large bedroom with a double bed, a sitting area and a bathroom. 5 rooms have a balcony with magnificent panoramic views.

The basement is the leisure area with gym, massage rooms, changing rooms and a fantastic SPA with sauna, Turkish bath and a heated swimming pool.

Solar thermal panels generate hot water, the photovoltaic panels support the electrical system, while 2 tanks allow the reuse of rainwater.

This wonderful property in the Marche is surrounded by 18 hectares of land, including 2.16 hectares of vineyards and 50 olive trees, which guarantee a good organic olive oil for home consumption.

Thanks to its dominant position on a hill, you can also enjoy a 360° view from the pool.

More information and floor plans are available on request.

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## Location

Ripatransone, Province of Ascoli Piceno, Marche.

The property is situated in a stunning hilltop position with magnificent views of the rolling hills, the medieval hilltop villages, the calanchi (a kind of wasteland) and in the distance the Sibillini mountains. It is surrounded by nature and rolling hills, but not isolated as it is close to all major services.

Its position in the centre of the province of Ascoli Piceno allows your guests and you to reach both the wonderful Ascoli Piceno with its beautiful piazza and the mountains in 30-40 minutes by car; the coast is only 15 minutes away. And if you like walking in medieval villages, some of the most beautiful are only a few kilometres away, such as Ripatransone - with the narrowest alley in Italy, Monte Vidon Combatte, Ortezzano - and its wine festival, Cossignano and many others.

Translated with [www.DeepL.com/Translator](http://www.DeepL.com/Translator) (free version)



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**Your contact person**

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