



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Mondavio | Nice house at a short walk to the center | Real estate Marche



IT-CA401-KA

Panoramablick  
61040 Mondavio  
Italy



## Data overview

|  |   |
|--|---|
| <b>Type of property</b>                    | House   |
| <b>Kind of property</b>                    | Country-/Farmhouse  |
| <b>Postcode</b>                            | 61040   |
| <b>Country</b>                             | Italy   |
| <b>City</b>                                | Mondavio  |
| <b>Additional geographical information</b> | Brands  |
| <b>Living space</b>                        | approx. 328 m <sup>2</sup>  |
| <b>Number of rooms</b>                     | 5   |
| <b>Plot size</b>                           | approx. 8.000 m <sup>2</sup>  |
| <b>Number of bedrooms</b>                  | 3   |
| <b>Number of bathrooms</b>                 | 2   |
| <b>Asking price</b>                        | 350.000,00 €  |
| <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

This villa is the perfect solution for those looking for privacy and proximity to the centre at the same time.

The villa was completely renovated at the beginning of 2000.

The property includes a partially fenced garden of approx. 8000 square metres with an olive grove (approx. 60 plants). The villa is accessible via an electric gate. A beautiful avenue leads to the property.

On the ground floor is the beautiful kitchen, dining room, living room with fireplace and Finnish stove - which also heats the first floor - and a bathroom with shower. Various storage rooms, the laundry room and the large garage are also located on this floor.

A beautiful wooden staircase leads to the first floor. Here is the sleeping area with 3 bedrooms (one with a walk-in wardrobe) and two bathrooms. This floor has parquet flooring. A large covered terrace is accessible from 3 of the 2 bedrooms.

The house is very well insulated. The roof was completely done 25 years ago and partially renewed only 4 years ago when the 3kw solar thermal system was installed. Heating via LPG.

Water is supplied via the municipal aqueduct and also via a private well.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Mondavio

Entfernung Zentrum: 1 km

Entfernung Meer: 20 km



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**Your contact person**

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