



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Montemarciano ! New bio-construction country house 5 km from the sea | Real estate Italy



IT-CA403-KA

Close to the sea  
60018 Montemarciano  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	60018
<b>Country</b>	Italy
<b>City</b>	Montemarciano
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 370 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 1.500 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Asking price</b>	555.000,00 €
<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

This casale, just 7 minutes from Senigallia, is an amazing organic farmhouse.

The house with 370 square metres of living/usable space comprises a living room, kitchen, bathroom and laundry room on the ground floor.

On the first floor there are two double bedrooms, 2 large bathrooms, a living room that can also be used as a bedroom and a study.

The internal staircase leads to the habitable attic, which can be used as an open-plan space for a study, workshop or library. It is possible to create a further bedroom with bathroom on this level.

The house also has a cellar, which is used as a garage, and a large unfinished room where you can set up a tavern.

In the garden of about 1500 square metres there is a carport with two covered parking spaces.

In the courtyard there is a swimming pool.

Severals: Energy class A4, latest generation anti-seismic structure, 8.25 Kw photovoltaic system.

More information and floor plans are available on request.

## Location

Montemarciano

The location is particularly interesting with quick access to the beach of Senigallia, Ancona and the main transport routes including the airport, which is only 8 km away.



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**Your contact person**

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