



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Typical farmhouse with pool, just a few steps from Ascoli Piceno | Real estate Marche



IT-288-KA

Panoramic view  
63100 Ascoli Piceno  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	63100
<b>Country</b>	Italy
<b>City</b>	Ascoli Piceno
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 250 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 1.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	6
<b>Asking price</b>	460.000,00 €
<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

Spacious bedrooms, cozy living room for evening chats, plenty of light getting into the house, 9 x 4m swimming pool, a big space outside to relax in the shade of the portico and an old medieval town that you can reach on foot.

This lovely house measures about 250 sq.m. on 2 floors and it's divided as follows:

### Ground Floor:

Double living room with thermo-fireplace, connected to a spacious, fully equipped kitchen. On this floor there are 2 toilets and a useful storage.

The living room is directly connected to the 55 sq.m. portico, which is lovely in the summer, to sit down for a drink in the shade or for al-fresco dinners.

Since the property is currently used as a B&B all this floor is the common area for guests. In case you wish to use the property as a family home – with no works needed – you can have a living room, a dining room and a kitchen.

### First Floor:

It is accessible via internal lift and external staircase in travertino (typical stone of the area).

In the sleeping area you have 4 spacious bedrooms, all with en-suite bathroom. Two bedrooms enjoy a direct exit out to the garden and pool.

This cosy farmhouse has been recently renovated respecting the anti-seismic regulations while maintaining the typical architecture and materials as tuff stone and travertine.

Some of the improvements made during the restoration were the ventilated roof with exposed wooden beams, underfloor heating in the upper floor, air conditioners in all rooms and a 12 kW photovoltaic system for the supply of electricity and hot water.

The mature garden measures 1.000 sq.m. You have enough space to enjoy your own time out, without the hassle of taking care of a big plot of land.

In the garden there is a 9 x 4m swimming pool, where you can cool off in the summer, while enjoying the views around you.

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## Location

The location of the house is very convenient, as all services are very close by and easy to reach.

Ascoli Piceno is the most popular town in the area and well known all over the world, especially for its beautiful square all made of travertino: many people move here because the natural environment helps you relax and empty your mind from all troubles, while being close to a major town with cultural events.

Also the coast is not far away: in 30 minutes you can get to San Benedetto Del Tronto and its Riviera delle Palme.



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**Your contact person**

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