



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Cingoli - charming country house in best condition with panoramic view and pool | Property Marche



IT-341-KA

Panoramablick  
62011 Cingoli  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	62011
<b>Country</b>	Italy
<b>City</b>	Cingoli
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 340 m <sup>2</sup>
<b>Number of rooms</b>	7
<b>Plot size</b>	approx. 6.950 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	4
<b>Asking price</b>	620.000,00 €
<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

Modern villa-style country house with all comforts, restored in 2010,

This property offers approx. 340m<sup>2</sup> of luxurious accommodation on 3 floors.

From the entrance you enter into a spacious room where you will find the kitchen, a dining area and the living room. The beauty of this room lies in the 2 large triple glazed windows which allow plenty of light into the house.

Next to the front door, a hallway leads to a double bedroom with en-suite bathroom, two further bedrooms and a bathroom.

The first floor is accessed via a staircase that leads to a large room with a gable roof. At the moment it is used as a playroom, but you can convert it into an additional living room and create a loft, as there is a triple bedroom, a twin bedroom and a bathroom with shower. An additional room is perfect as a large storage room.

The basement is used as an entertainment room with a table tennis table, a pool table and darts. In the basement you will also find a laundry room, a utility room and a 70 m<sup>2</sup> garage.

In addition, you have the possibility to set up a private SPA here, as the owner has already applied for permission from the municipality.

The house has underfloor heating and a cooling system to ensure a perfect temperature all year round.

The fully fenced garden is 6,950 m<sup>2</sup> and has an automatic irrigation system fed by a cistern.

In addition, 25 century-old olive trees adorn the garden, which also produce an excellent olive oil.

Adjacent to the villa are a portico and a gazebo.

A few steps further is the magnificent 11x5.5 m swimming pool with salt installation.

More information and floor plans are available upon request.

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## Location

Cingoli, Maceratas, Marche.

Distances:

Nearest town with services 200 m  
Hospital 9 km  
Cingoli 12 km  
Macerata 18 km  
Theatre 18 km  
Staffolo 20 km  
Matelica 40 km  
Airport of Ancona-Falconara 44 km  
Perugia airport 110 km



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**Your contact person**

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