



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

Type of property	House
Kind of property	Villa
Postcode	62011
Country	Italy
City	Cingoli
Additional geographical information	Brands
Living space	approx. 340 m ²
Number of rooms	7
Plot size	approx. 6.950 m ²
Number of bedrooms	4
Number of bathrooms	4
Asking price	650.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com



Description

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

This property offers approx. 340m² 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 m² 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 m² 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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