



## Casali Cerreto di San Ginesio, Le Marche



### Details

Price : 495.000€  
Area : 350  
Land : Yes  
Pool : Yes  
Location : 62026 San Ginesio MC, Italia  
Region : Le Marche  
Bedrooms : 7  
Bathrooms : 6

### Description

Just a short drive from the town of San Ginesio and Sarnano in Le Marche, at 600 m above sea level, these two former farmhouses with land and swimming pool are completely restored and have been turned into an Agriturismo, while being perfectly suitable for home rentals or for use as a large private home. Situated in the countryside, with plenty of privacy and breath-taking views over the Monti Azzurri of the Sibillini mountains, celebrated among others by Leopardi, but also close to two towns with all the services, the property includes land for 3,000 sq m, comprising a vineyard, olive trees and fruit trees, plus a vegetable garden and a well for irrigation. If required, there is extra woodland available for sale for approx 3 hectares.

The property is fenced off and access is via an electric gate leading into the parking area. It is composed of two buildings: A (the main house) and B (the oldest building, dating back to 1581) separated by a communal courtyard, and of a third building with a project approved for approx 250 sq m, as follows:

Building A

Ground floor, divided into two separate units:

### Features

rental income, Stunning Views, swimming pool, Wi-Fi, Wooden beams

### Community Features

garden fenced in, land fenced in, private parking



one with living room with kitchen area, bedroom and bathroom; the other with living room with kitchen area, bedroom and bathroom. There is a veranda for al fresco dining which is shared by the two units on the ground floor.

First floor, one other unit with ample kitchen with an open fireplace, a balcony, three bedrooms, bathroom and loft.

#### Building B

Ground floor, Large kitchen with kitchen area and a pellet stove, toilet, ample store-room;

First floor, two bedrooms each with en-suite bathroom, small living room with fireplace.

#### Building C

Project approved for an additional approx 250 sq m, the building of which has already started.

Annex 1 – store-room for agricultural and garden tools.

An 8 m x 4 m swimming pool completes the property, with an annex composed of a changing room, small bathroom and storage space for pool and relative tools, solar shower.

There is an additional possibility of re-building extra space, in order to create, for instance, a jacuzzi and spa area, or any other external areas.

This is an ideal property for someone who would like to create a B&B., Agriturismo as well as someone looking for a family home, located really close to such friendly mediaeval towns as San Ginesio, a delightful small mediaeval town with breathtaking views of the mountains, ranked as one of the most beautiful villages in Italy for its architectural interest; Sarnano and the Sibillini Mountains, from where one can easily reach all the Marche hilltop towns and the whole of central Italy. The nearest airports are in Ancona, and Perugia.