Immobiliare Puzielli
Piazzale Michelangelo n.6 - 63900 Fermo (FM)
0734226021

Contry House for sale in Ortezzano
€ 1.430.000
Ref. PU-219



810 sq.m. | Bathrooms: 10 | Bedrooms: 17 | Rooms: 20

The Puzielli Real Estate Agency offers a prestigious farmhouse with swimming pool for sale in Ortezzano. The property consists of two farmhouses used for tourist accommodation. The first farmhouse, renovated in 2013, is on three levels for a total of approximately 340 square meters. The ground floor consists of a room used as a cellar, an apartment with kitchen, two bedrooms, bathroom and covered outdoor porch. The first floor consists of an apartment with kitchen, three bedrooms with a bathroom in each room and a 190 square meter balcony accessible from each room. The second floor (attic) consists of two studio apartments, each with a bedroom and bathroom. Each floor of this farmhouse has the possibility of being made communicating. The second farmhouse, renovated in 2005, is on three levels for a total of approximately 370 square meters. The ground floor consists of two apartments, each with a kitchen, two bedrooms and bathroom. The first floor consists of two apartments, each with a kitchen, two bedrooms and bathroom. On the second and last floor there are two apartments each with kitchen, bedroom and bathroom and a bedroom with bathroom. The property is completed by an exclusive courtyard with a private road of approximately 10,000 square meters with a swimming pool.

This property for sale was completely renovated between 2005 and 2013 with excellent finishes and according to regional anti-seismic regulations. The load-bearing structure is made of brickwork with wooden floors and roof. The floors are in stoneware over the entire surface of the houses. Wooden windows with double glazing. Wooden doors. The systems of the first farmhouse, heating, water, electricity and gas were made between 2011/2012. Underfloor heating and cooling with

solar panels only on the ground floor. Radiator heating system on the first and second floors. Cooling system (air conditioners) on the second floor in both apartments. Solar panels for heating water throughout the farmhouse, year of installation 2011/2012. The second farmhouse, on all three floors, the dividing walls were made of plasterboard, therefore each floor can become a single room, the flooring is complete even under the plasterboard partitions, which were added later. The underfloor heating system with solar panels throughout the farmhouse. The systems, heating, water, electricity and gas are from 2005. 16x6 m swimming pool, paved and fenced

This exclusive property with swimming pool is located in Ortezzano, a municipality in the Marche Region (Italy). This area has a panoramic view of the rolling hills of the Marche. Perfect for its proximity to all essential services. The sea can be reached in 35 minutes by car.

The proximity of this property with swimming pool to the surrounding villages and the absolute quiet around make it an ideal solution as a tourist activity or as a country house in the Marche.

Features

Code: PU-219	Reason: Sale
Categoria: Contry House	Address: Contrada Canali, 9
Zip Code: 63851	Municipality: Ortezzano
Total Square Meters: 810 sq.m.	Bedrooms: 17
Bathrooms: 10	Rooms: 20
State of Preservation: Restored	Level: Buildings
Heating: Heating	Age Construction: 2013
Current Status: Vacant at closing	Attic space: Present
Balconies: Present	Terrace: Present
Garden: Private, 10.000 sq.m.	Sea Distance: 24.000 meter
Kitchen: Exposed Kitchen	

















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