



## Excellent 5 Bed Country House For Sale In Roccafluvione Italy



### Информация об агенте

|                    |                                                                               |
|--------------------|-------------------------------------------------------------------------------|
| Название:          | Niall Madden                                                                  |
| Название компании: | Esales Property Limited                                                       |
| Страна:            | Великобритания                                                                |
| Experience since:  | 2002                                                                          |
| Тип услуг:         | Selling a Property                                                            |
| Specialties:       |                                                                               |
| Property Type:     | Apartments                                                                    |
| Телефон:           |                                                                               |
| Languages:         | English                                                                       |
| Веб-сайт:          | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Детали объявления

|               |             |
|---------------|-------------|
| Недвижимость: | На продажу  |
| Цена:         | EUR 210,000 |

### Местоположение

|                  |                 |
|------------------|-----------------|
| Страна:          | Италия          |
| Область:         | Марке           |
| Адрес:           | Strada Osoli 12 |
| Почтовый индекс: | 63093           |
| Добавлено:       | 29.10.2024      |

Описание:

Excellent 5 Bed Country House For Sale In Roccafluvione Italy

Esales Property ID: es5554334

Strada Osoli 12

Roccafluvione

Ascoli Piceno

63093

Italy

Country house on three levels with panoramic views in the municipality of Roccafluvione, in the province of Ascoli Piceno.



The building, spread over three levels for a total of 390 square meters, plus an attic, is composed as follows:

- \* Ground floor: Spacious rustic-style living room with stone cladding, exposed wooden beams, and a fireplace, a fully equipped eat-in kitchen with a wood-burning oven, two double bedrooms, and a windowed bathroom with a shower.
- \* First floor: Hallway, large living room, small adjacent kitchen to a dining room with a fireplace, study, bedroom with access to a 24 sqm terrace, and a small windowed service bathroom with a shower.
- \* Second floor: Hallway, three double bedrooms, two single bedrooms, and a bathroom with a bathtub that leads to a terrace of about 12 sqm.

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The property also includes a 25 sqm basement cellar, two storage rooms totaling 16 sqm, and a private fenced courtyard of about 750 sqm.

The unit is in fair condition and is equipped with all functional services, such as electrical, plumbing, and heating systems. The heating system uses fan convectors powered by an external LPG tank. Shutters and windows are made of PVC with double glazing and thermal break.

Immediately available, ideal for use as a single or two-family home, or as an accommodation facility, such as a B&B or holiday home, in a peaceful, secluded, and panoramic area.

## ABOUT THE AREA

Roccafluvione is a charming hilltop village nestled in the heart of the Marche region in central Italy. With its picturesque setting, rich history, and warm hospitality, this unspoiled destination offers a delightful escape from the hustle and bustle of city life.

The village is perched atop a hill, offering breathtaking panoramic views of the surrounding countryside. The ancient stone walls, winding cobblestone streets, and traditional architecture create a timeless atmosphere. Visitors can explore the historic center, admire the Romanesque church of San Pietro, and stroll through the peaceful piazzas.

Roccafluvione is renowned for its delicious cuisine, featuring fresh, locally sourced ingredients. The region is known for its truffles, olive oil, and wines, which can be enjoyed at the local restaurants and trattorias. Visitors can also embark on guided tours of nearby vineyards and olive groves.

The village's strategic location makes it an ideal base for exploring the Marche region. The Adriatic Sea is just a short drive away, offering opportunities for swimming, sunbathing, and water sports. The nearby Sibillini Mountains provide stunning hiking and biking trails, as well as opportunities for skiing in the winter months.



## MAiN FEATURES:

- \* 390m2 of living space
- \* 750m2 plot
- \* 5 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Communal Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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Состояние: Good

Tenanted: да

## Общие

Спальни: 5

Ванные комнаты: 3

Готовые кв.м.: 390 кв м

Площадь участка: 750 кв м

## Utility details

Heating: да

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.277.645

