

Ref. 2570 – **CASALE QUERCIA ROSSA**www.romolini.co.uk/en/2570

RESTORED FARMHOUSE WITH SWIMMING POOL FOR SALE IN MARCHE, 30' FROM THE SEA

Tolentino – Macerata – Marche**VIEW ON OUR WEBSITE****Interiors**
341 sqm**Bedrooms**
6**Bathrooms**
4**Garden**
3,400 sqm**Swimming pool**
8 x 4 m

The farmhouse, a 266-sqm countryside building with six bedrooms and four bathrooms, spans three floors and can be easily divided into two guest apartments. Renovated in the 1990s by the current owners, it retains rustic charm. The property includes a warehouse, a 3,200-sqm garden, and an 8 x 4 m swimming pool with panoramic hill views.

SUMMARY OF THE PROPERTY

REFERENCE #: 2570 – CASALE QUERCIA ROSSA

TYPE: rustic farmhouse

CONDITIONS: restored (1990s)

LOCATION: hilly, panoramic

ACCESS: unpaved road (450 m)

INTERIORS: 341 square meters (3,669 square feet)

TOTAL ROOMS: 11

BEDROOMS: 6

BATHROOMS: 4

ANNEXES: storage/garage

MAIN FEATURES: stone and brick walls, terracotta floors, fireplaces, wooden beams, swimming pool, garden, panoramic terrace, underground storage, Imhoff tank

EXTERIORS: 3,400 square meters (0.8 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 8 x 4 m

ELECTRICITY: already connected

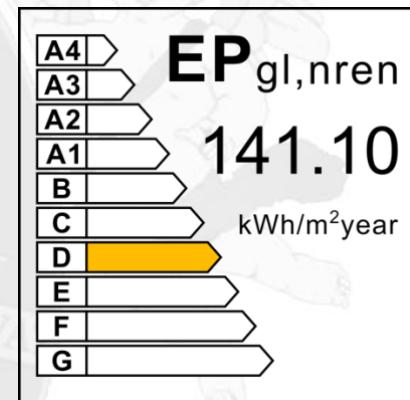
WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + pellet stove



CLOSEST CITIES AND TOWNS

Closest services (1km; 5'), Tolentino (11km; 20'), Macerata (22km; 30'), San Severino Marche (22km; 30'), Civitanova Marche (51km; 35'), Recanati (47km; 50'), Osimo (82km; 1h 5'), Ancona (87km; 1h), Assisi (89km; 1h 10'), Jesi (102km; 1h 15'), Ascoli Piceno (117km; 1h 20'),

CLOSEST AIRPORTS

Ancona R. Sanzio (90km; 1h), Perugia San Francesco (98km; 1h 15'), Rimini F. Fellini (172km; 1h 50'), Roma Ciampino (239km; 2h 55'), Roma Fiumicino (253km; 3h)

CASALE QUERCIA ROSSA

The **farmhouse**, a 266-sqm countryside building with six bedrooms and four bathrooms, spans three floors and can be easily divided into **two guest apartments**. Renovated in the 1990s by the current owners, it retains rustic charm. The property includes a warehouse, a **3,200-sqm garden**, and an **8 x 4 m swimming pool** with panoramic hill views.

The property is set in the countryside of **Marche**, in a very quiet and retired position but at the same time not far from basic services available in the nearby town (1km; 5'). The beautiful coastline of Marche is just 30' away by car, while Ancona airport is no more than one hour away.

DESCRIPTION OF THE PROPERTY

The **farmhouse** (266 sqm – 2,862 sqft, 6 bedrooms and 4 bathrooms) is a typical countryside building, structured on three above-ground floors and easily divisible into two independent units very suitable for accommodating guests.

- **Ground floor:** large double living room with exit to the garden, kitchen, service bathroom and independent bedroom with en-suite bathroom and walk-in wardrobe;
- **First floor:** kitchen/breakfast room, three bedrooms and two bathrooms;
- **Second floor:** central hallway and two bedrooms.

The building, which roughly dates back to the second half of the **18th century**, was renovated in the 1990s preserving most of the rustic finishes and enhancing the distinctive elements of the Marche farmhouses, and is currently used by the owners for accommodation purposes with good results.

A short distance from the house is an **underground warehouse** (75 sqm – 807 sqft) that can be used to shelter tools and vehicles.

The house is surrounded by a **well-kept garden of 3,200 sqm**, dotted with tall trees and marked by hedges separating the various levels. In front of the building is the **8 x 4 m swimming pool** with rounded borders, surrounded by a terracotta and gravel sunbathing area with a panoramic terrace and views of the surrounding hills.









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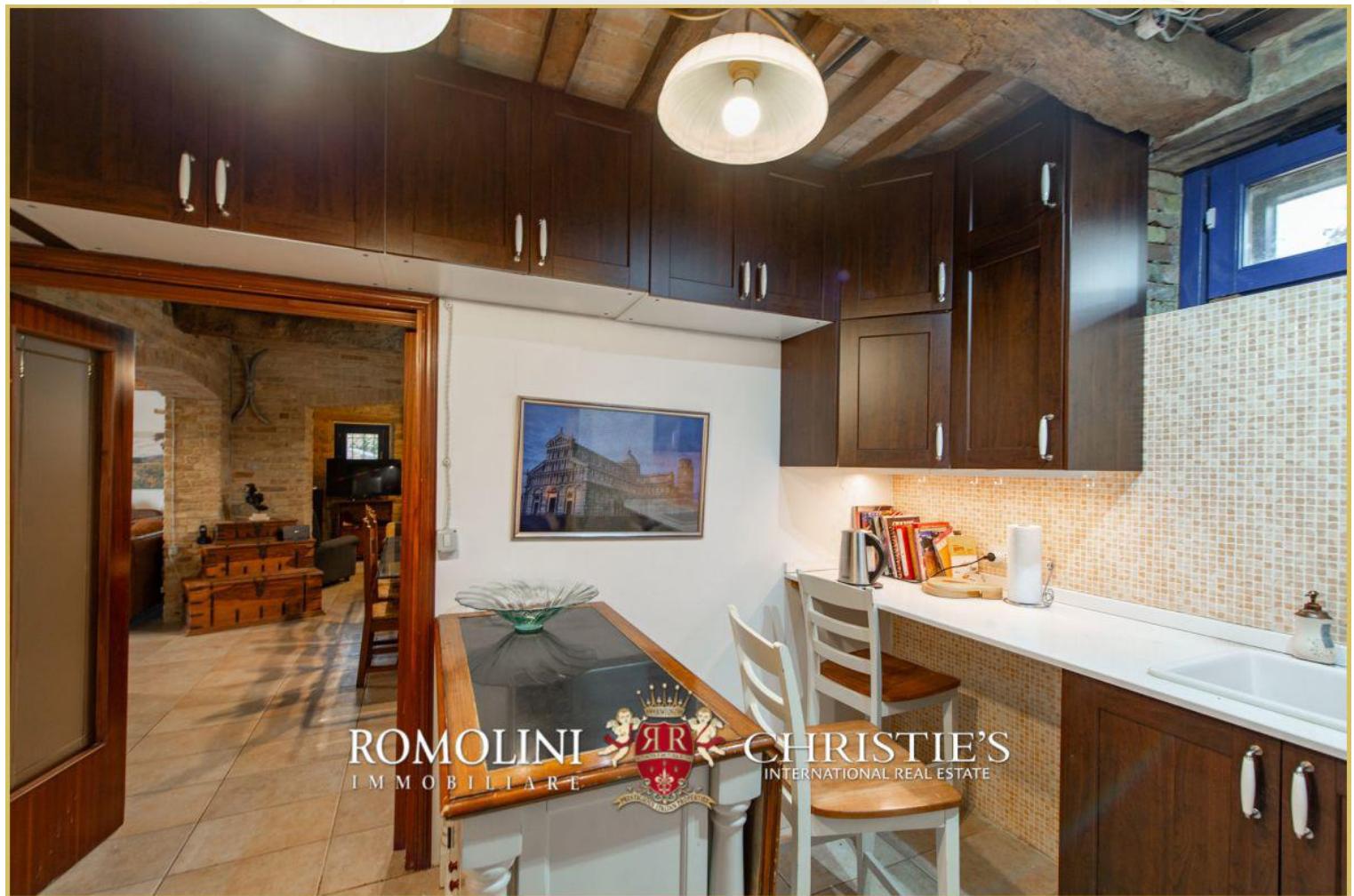




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