

Ref. 2875 – **CASALE SAN NICOLA**[www.romolini.com/en/2875](http://www.romolini.com/en/2875)

## **RESTORED COUNTRY HOUSE WITH POOL AND DEPENDANCE FOR SALE IN MARCHE**

**Macerata – Macerata – Marche****Interiors**  
403 m<sup>2</sup>**Bedrooms**  
4**Bathrooms**  
4**Total land**  
7,896 m<sup>2</sup>**Swimming pool**  
12 × 6 m

In the hills of Marche, not far from Appignano in the province of Macerata, renovated farmhouse with outbuilding for sale. The property is in a very convenient location, less than 5' from basic services and about 40' from the Tyrrhenian sea. Outside is a 7,900-m<sup>2</sup> garden bordered by hedges and dotted with tall trees that provide shade even on hot summer days.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2875 – CASALE SAN NICOLA

**TYPE:** country house

**CONDITIONS:** restored (2000)

**LOCATION:** hilly, panoramic

**ACCESS:** private road

**INTERIORS:** 403 square meters (4,335 square feet)

**TOTAL ROOMS:** 15

**BEDROOMS:** 4

**BATHROOMS:** 4

**ANNEXES:** guesthouse

**MAIN FEATURES:** brick walls, exposed beams, terracotta floors, fireplace, guesthouse, photovoltaic system, garage, swimming pool, garden, outdoor oven, irrigation system, electric gate, tree-lined driveway

**EXTERIOR:** 7,896 square meters (1.9 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 x 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** already connected

**ADSL:** already connected

**GAS:** GPL

**HEATING SYSTEM:** radiators + air conditioning + pellet stove

## CLOSEST CITIES AND TOWNS

Town with services (4km; 5'), Macerata (15km; 20'), Osimo (20km; 25'), Recanati (22 km; 25'), Jesi (25km; 35'), Porto Recanati (35km; 40'), Sirolo (35km; 45'), Ancona (39km; 50'), Civitanova Marche (40km; 50'), Porto Sant'Elpidio (50km; 1h), Senigallia (60km; 1h), Fano (84km; 1h 10'), Pesaro (105km; 1h 30'), Urbino (124km; 1h 40'), Rimini (129km; 1h 35')

## CLOSEST AIRPORTS

Ancona R. Sanzio (40km; 40'), Perugia San Francesco (1116km; 1h 30'), Rimini F. Fellini (120km; 1h 30'), Bologna G. Marconi (244km; 2h 35'), Roma Fiumicino (270km; 3h 15'), Roma Ciampino (255km; 3h 10')

## CASALE SAN NICOLA

In the hills of **Marche**, in the province of **Macerata**, renovated **farmhouse** with outbuilding for sale. The property is in a very convenient location, less than 5' from basic services and about 40' from the **Tyrrhenian sea**.

The **main house** (351 m<sup>2</sup> – 3,776 ft<sup>2</sup>, 3 bedrooms and 3 bathrooms) is a charming Marche-style farmhouse dating back to the early 20th century, completely restored in 2000, which is on three levels above ground plus a cellar in the basement.

- **Basement:** cellar/den;
- **Ground floor:** large living room with large fireplace and dining area, eat-in kitchen, bathroom, laundry room and garage. French windows placed in the living room and kitchen allow access to the porch where there is currently a living area and a comfortable dining table to enjoy the beautiful view;
- **First floor:** study/living room, bedroom with private terrace and en-suite bathroom (with Jacuzzi and hydromassage shower), two bedrooms with shared bathroom and walk-in closet;
- **Second floor:** practicable attics, very suitable for creating additional rooms.

The **guesthouse** (52 m<sup>2</sup> – 559 ft<sup>2</sup>, 1 bedroom and 1 bathroom) consists of living room with dining area and kitchen, bedroom and bathroom.

Both buildings are equipped with a **photovoltaic system**: the main house has panels for **12 kW** while the dependance can count on **8 kW** plus storage battery (10 kW) and solar panels for hot water production.

## EXTERIOR

Outside is a **7,900-m<sup>2</sup>** **garden** bordered by hedges and dotted with tall trees that provide shade even on hot summer days. The greenery is equipped with outdoor lighting and irrigation system fed by a well and cistern for rainwater collection.

A short distance from the farmhouse, in a private location, is the **12 x 6 m swimming pool** with Roman staircase, equipped with whirlpool area, heating and a small dedicated bathroom.

The property is accessed by electric gate placed along the tree-lined driveway leading to the house.



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