

# country house for sale in Ripatransone

## € 149.000

### Ref. 9103



**120 sq.m. | bathrooms: 2 | bedrooms: 2 | rooms: 3**

REF. 9103 - RIPATRANSONE, AGRICULTURAL AREA - Completely renovated rustic/farmhouse with faced brickwork dating back to 1800, approximately 120 sqm on two levels with 7 hectares of surrounding land.

The property is distributed on two levels with a larger ground floor of 75 square meters equipped with a built-in kitchen, a large living room with thermo-fireplace, a storage / closet and a bathroom with shower. Through a spiral staircase there is access to the upper floor of about 45 square meters equipped with a double bedroom, a bedroom with bunk beds and a windowed bathroom with shower.

The entire house is surrounded by a wooden pergola ideal for organizing dinners and parties with friends. The exterior is also organized with a large barbecue, a wood-fired oven, a fully equipped bar and a hot tub overlooking the surrounding hills.

The property was expertly renovated in 2010 starting from the concrete foundation slab which gives total stability to the property, the window frames are in aluminum with double glazing, independent heating via a boiler served by LPG, video surveillance system with cameras, satellite dish, provision for solar panels.

The property is also completed by a land of approximately 7 hectares ideal for planting olive trees or fruit trees.

Mainly SOUTH exposure located in a small oasis between the sea and the Marche hills.

Surrounded by the countryside, the rustic house represents a small hidden paradise, protected by the natural boundaries that surround it.

You need to have a four-wheel drive vehicle.

## Certification

**energy efficiency:** under estimation

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## Features

ref. no: 9103	motivation (sale/rental): Sale
Categoria: country house	address: Strada provinciale 32
Town: Ripatransone	total sqm: 120 sq.m.
bedrooms: 2	bathrooms: 2
rooms: 3	conservation status: excellent
floor: on two levels	total floors: 2
independent heating: independent	Construction age: 2018
terrace: present	kitchen: habitable











