

Rolling Hills

LUXURY ITALIAN PROPERTIES



Ref: SCMCR-009

Marche - Fermo - Monte Vidon Corrado

PRICE: 490.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 140.00 Mq

Bedrooms: 3

Bathrooms: 2

Swimming-pool: 1

Land: 0.47 ha

This recently restored farmhouse with private garden and about 2 hectares of land is located a few minutes away from Monte Vidon Corrado and Falerone, in the province of Fermo.

The House

The property is South facing and it is located on top of a hill, at the end of a private road.

It enjoys a very panoramic view of the surrounding rolling hills, the hilltop towns and the Sibillini Mountains.

The original building dates back to 1826. Its restoration combined the old features of rural buildings with the most modern building technologies (the house is earthquake-proof) and high quality finishings.

The house is also provided with valuable doors and windows, floors and wall tiles.

The house is built on 2 floors for a floor area of about 140 sq.mt., divided as follows:

Ground Floor:

living room with fireplace, large and fully equipped kitchen, guest bedroom (currently used as living area) and bathroom.

First Floor:

master bedroom with panoramic terrace, a single bedroom and a bathroom.

The Garden

The house comes with a garden of about 4.700 sq.m. fully fenced and provided with barbecue area, pergolas, a gazebo used as a summer living area, paths and paved areas, parking area, a terraced vegetable plot, a playing field, two wells and a beautiful 4x9 Castiglione swimming pool with hydromassage. The garden is also provided with lighting and irrigation systems.

The Location

Monte Vidon Corrado is a small medieval village, completely serviced, where you can still breathe healthy air and smell at noon the scent of ragu coming out from the open windows of the houses of the village.

The town together with Montappone, Massa Fermana and Falerone makes up the "straw district" with origin in the 18th Cent. and dedicated to the production of straw hats.

During the summer, at the vast panoramic terrace of Monte Vidon Corrado, you can attend meetings focused on art with the presence of scholars and experts.

Access to the panoramic terrace is always free and practicable at any time of the day.

We recommend to go in the sunny days so as to be able to clearly admire the Sibillini mountains.

The central position of Monte Vidon Corrado allows you to reach both the Sibillini Mountains and the sea in 30 minutes.

It's excellent, whether you like walking or swimming.

Energy Efficiency Rating: E

Energy Performance Index (IPE) 118,1 kwh/sq.m.*year



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