

Farmhouse for sale in Venarotta Campagna € 260.000 Ref. 1145077-105



200 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 7

Casolare Castellano - Fully Renovated Stone Country House with Land for Sale in Venarotta, Ascoli Piceno, Marche, Italy

Set in a peaceful and private location in the countryside of Venarotta, **Casolare Castellano** is a charming stone country house completely rebuilt preserving the character of traditional Marche rural architecture through the use of materials such as timber, terracotta and brick.

The property offers approximately **200 sq m of accommodation arranged over two floors**, with generous, welcoming and well-planned interiors.

Accommodation

On the ground floor, the entrance opens onto a spacious hallway leading to:

- Multipurpose room
- Large bathroom
- Utility/laundry room
- Two double bedrooms

The first floor can be reached either via a comfortable **internal timber staircase** or by an **external staircase** leading to a small terrace. Beneath the terrace is a useful storage room.

The upper floor comprises:

- Spacious and inviting double reception room with a **beautiful traditional-style fireplace**
- Characterful ceilings with **exposed timber beams and roof trusses**
- Fully equipped kitchen
- Double bedroom
- Bathroom with shower

The property benefits from **two independent entrances**, making it particularly suitable for potential division into two separate units and considerably increasing its versatility.

Land, Garden and Outdoor Spaces

The property includes approximately **one hectare of land**, with fruit trees and ornamental plants, together with a **beautifully maintained garden** featuring:

- BBQ area
- Gazebo
- Small vegetable garden

There is also the **possibility of adding a swimming pool**, further enhancing the outdoor spaces and the overall appeal of the property.

Comfort and Features

All utilities are connected. Each floor benefits from **independent underfloor heating**, while all windows feature **double glazing, insect screens and timber shutters**.

The access road has recently been resurfaced in concrete and is in excellent condition, ensuring easy access in all weather conditions.

Privacy and Location

The country house enjoys a **highly private and peaceful setting**, without being completely isolated, as there are other properties nearby.

The village of **Venarotta**, offering the main everyday amenities, is approximately **4 km away**, while **Ascoli Piceno**, renowned for its magnificent Piazza del Popolo and rich historic and cultural heritage, is just **10 km away**.

Elegance, privacy, beautiful surroundings and convenience come together in this characterful property, ideal as either a permanent residence or a second home, with the additional potential offered by its possible division into two independent units.

Certification

Energy Class: F

EPgInr: 328.22 kwh/□

Features

Code: 1145077-105	Reason: Sale
Categoria: Farmhouse	Address: via Castellano, 53
Zip Code: 63091	Municipality: Venarotta
Zona: Campagna	Total Square Meters: 200 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 7	State of Preservation: Excellent
gas: 6	floor: On two-levels
Total Floors: 2	independent Heating: independent
Parking: Uncovered Parking	Age Construction: 2006
Current Status: free upon deed	Terrace: Present, 7 sq.m.
Garden: Private, 2.000 sq.m.	Max Number of Beds: 8
Double Beds: 3	Kitchen: Regular Kitchen









