

farmhouse for sale in Gualdo

CAMPAGNA

€ 270.000

Ref. 113091



255 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

CASALE SANTA MARIA , EXCELLENTELY RESTORED FOR SALE IN GUALDO :

Casa Santa Maria is truly an extraordinary one of kind restoration both inside and out.

Constructed of local hand-carved fieldstone the original house dates back over 200 years and was carefully and faithfully restored using the finest antique materials and techniques. Many of the original nooks and crannies uncovered during the restoration were left and updated.

The house is 170ms over 2 floors. The ground floor was redesigned for a modern family allowing for maximum heat, air and traffic flow. The large country kitchen was custom built to its unique space. The kitchen opens to the dining area with access to two patios with different exposures. There is an office/library with custom-built bookshelves and a living room with a re-built stone fireplace.

There is a stunning, modern full bathroom complete with open shower and closeted laundry room.

The second floor has three bedrooms, a walk-in closet and another distinctive modern bathroom with separate shower for two and cast iron bathtub. Two bedrooms have raised ceilings with original exposed beams and handmade, antique terra cotta ceiling tiles. All the floors have been insulated and resurfaced with solid wood flooring. The antique tile roof has been completely reset and insulated. All new thermal solid oak windows have built-in screens. All the electrical and plumbing has been replaced to code. In addition to the

2 patios, an antique terra cotta walkway was installed around the house after carefully insulating the foundation providing a completely damp-free interior (unusual for old stone homes). There is a covered garage and elevated pergola above a 30ms cantina. Beautiful hand built stone walls bring all the elements together. Electrical and plumbing lines have been brought to the outside . The land provides fig, pears, apples, cherry and plum trees.

The views are of sweeping, classic Italian valleys all the way to the Adriatic .

Casa Maria sits just 5 minutes from hilltop gem Gualdo. Beaches are roughly 35 minutes away and provincial capital MAcerata lies 25 minutes from the house.

Casa Maria is a unique and stunning home.

Certification

Energy Class: G

EPI: 379.20 kwh/□

Features

Code: 113091

Reason: Sale

Categoria: farmhouse

Address: C.DA VALLE

Municipality: Gualdo

Zona: CAMPAGNA

Total Square Meters: 255 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 5

State of Preservation: Restored

gas: Yes

floor: On two-levels

Total Floors: 2

independent Heating: independent

Parking: Carport

Age Construction: 1990

Current Status: free upon deed

Terrace: Present

Garden: Private, 1.000 sq.m.

Max Number of Beds: 6

Double Beds: 2

Single Beds: 1

Kitchen: Present

Nearby

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Elementary Schools

Schools

Cafe

Post Offices















