

## family villa for sale in San Ginesio

### PERIFERIA

### € 150.000

### Ref. 114832



**354 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 9**

#### **Mountain Villa with Private Garden - San Liberato, San Ginesio (MC)**

In the beautiful setting of **San Liberato**, a hamlet of San Ginesio, surrounded by the greenery of the Sibillini Mountains and just minutes from the well-known ski resort of Bolognola, we are pleased to present **two semi-detached villas** for sale, each featuring a **private garden of 1,050 sqm.**

Built in the early 2000s, the homes are in **good overall condition** and equipped with an **independent heating system**, making them ideal both as a permanent residence and as a mountain holiday home.

#### **Interior Features:**

##### **Ground Floor**

- Large **covered porch**, perfect for outdoor dining
- Entrance opening into a bright **living and dining area**
- Pantry room
- Cellar

- Garage with an **upper terrace** (currently to be tiled), ideal for creating a **solarium area** with hot tub, sun loungers, or a private relaxation space

### Outdoor Spaces

- **Private garden** of over 1,000 sqm - ideal for nature lovers seeking an exclusive green area
- Possibility to create a vegetable garden, barbecue area, or above-ground pool

### The Area

San Liberato is a peaceful residential and holiday location offering remarkable views and genuine tranquility.

- Just minutes from the **Sibillini Mountains National Park**, with hiking trails, trekking routes, and mountain-bike paths
- Close to the **Bolognola ski slopes**, perfect for winter sports
- Near **San Ginesio**, one of Italy's most beautiful medieval villages, rich in history and culture
- Convenient location for reaching **Macerata** and the **Adriatic Riviera beaches** in an hour

### Why Choose This Property

- Perfect as a **second home in the mountains** or a **tourist investment**
- Ideal for families or groups of friends wanting a place to relax and spend quality time together
- With a few upgrades, the property can be enhanced further, increasing both comfort and value

**Excellent Price - Contact us for full details or to arrange a viewing**

### Certification

**Energy Class:** D

**EPgInr:** 134.39 kwh/□

### Features

Code: 114832

Reason: Sale

Categoria: family villa

Address: Contrada San Liberato, SNC

Zip Code: 62026

Municipality: San Ginesio

Zona: PERIFERIA

Total Square Meters: 354 sq.m.

Bedrooms: 4

Bathrooms: 2

Rooms: 9

State of Preservation: Good

gas: 4

gas: 10

gas: 8

floor: Multi-Storey

Total Floors: 2

independent Heating: independent

Parking: Carport

Age Construction: 1981

Current Status: free upon deed

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Kitchenette

Box: Quadruple

### Nearby

Bike Lanes

Playgrounds

Cafe





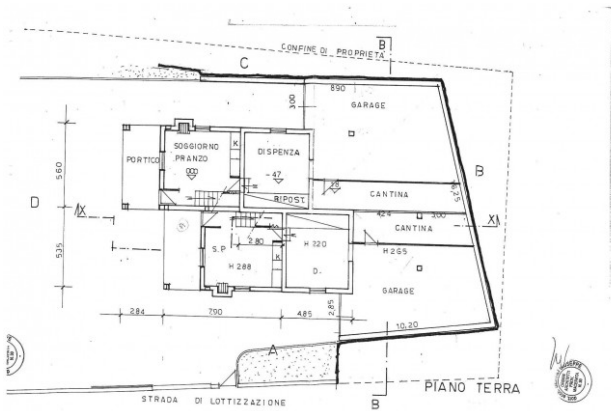
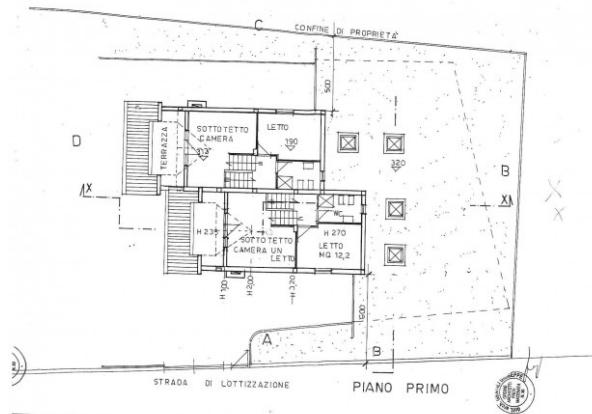
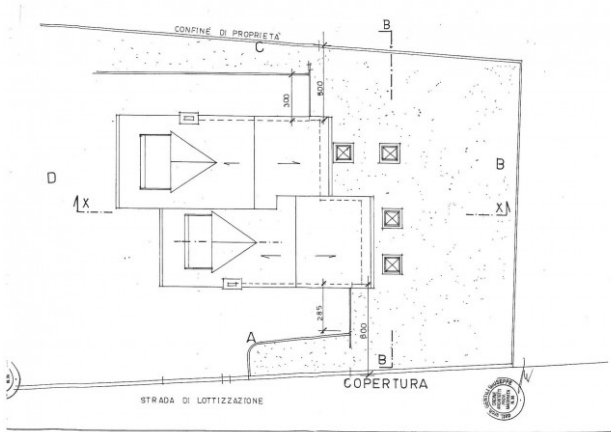








PROSPETTO A



PROSPETTO C



PROSPETTO D



SEZIONE-PROSPETTO B

