CB Best Properties
Via Leonardo da Vinci 23 - 06024 Gubbio
P.IVA e C.F.: 03833500543
Tel.: (+39) 075 9276639

Rustic/Farmhouse/Court for Sell in Apecchio

Vocalo Pian di Landuccio, Pesaro e Urbino, 61042 (PU)

139.000€

Contact info

CB Best Properties

Claudia Lucan

Phone: +39 075 9276639
Email: claudia.lucan@cbitaly.it

Description

PROPERTY DESCRIPTION

In a private but not isolated location, immersed in the greenery of the picturesque hills of Apecchio, this splendid recently built villa combines the authentic charm of Umbrian and Marche farmhouses with modern comforts.
The stone cladding and distinctive tiled roof recall traditional local architecture, while the porch with wooden beams and stone pillars offers a charming outdoor space ideal for summer dinners and relaxing moments surrounded by your own private garden.

INTERNAL COMPOSITION

The villa is spread entirely over a single level with a total surface area of approximately 130 m2, offering large, bright and functional rooms.
The current layout includes a welcoming living area, eat-in kitchen, three bedrooms and two bathrooms.
The interiors are in their raw state, offering the future owner the opportunity to customize spaces and finishes according to their own taste and style.
The property is already set up for connections to the main utilities (water, electricity and gas).

OUTDOOR SPACES

Surrounded by a well-kept garden of approximately 1,200 m2, the villa enjoys a splendid panoramic view of the rolling hills of the Umbrian-Marche Apennines.
It is possible to create a panoramic swimming pool, perfect for admiring the landscape in complete privacy and tranquility.
The large outdoor porch is ideal for enjoying outdoor spaces in every season.

STATE AND FINISHES

The construction was made with high-quality materials and with particular attention to detail and respect for local traditions.
The stone cladding and exposed wooden beams give the property a warm and authentic atmosphere, perfectly integrated into the surrounding natural context.

USE AND POTENTIAL

This villa represents a rare opportunity for those who wish to live in an exclusive setting, surrounded by nature yet convenient to all amenities.
Ideal as a private residence, holiday home or small accommodation facility, it lends itself to different configurations thanks to the versatility of its interior spaces.
A perfect retreat for those seeking tranquility, authenticity, and beauty, in the heart of the Umbrian-Marche Apennines.

DISTANCES AND POSITIONS

City

Apecchio 4.5 km

Castello City 23 km

Gubbio 44 km

Urbino 45 km

Fano 73 km

Pesaro 85 km

Sea and Lakes

Â· Furlo Reserve 36 km

Â· Adriatic Sea 73 km

Â· Lake Fiastra 43 km

Airports

Perugia Airport 73 km

Rimini Airport 114 km

Florence Airport 151 km

Motorway

Â· E45 23 km

Details

Property ID: CBI160-2553-149

Surface: 175.00 m²

Rooms: 5

Garden: Privato, 1.200 sqm

Bathrooms: 2

Bedrooms: 3

Property Features

Floor: 1

Conservation status: Raw

Current condition: Free upon deed

Surface: 175.00 m²

Rooms: 5

Bedrooms: 3

Bathrooms: 2

Position: Peripheral

Parking space: Uncovered

Garden: Private, 1.200 sqm

Fireplace: Yes

Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Train Station
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

Images

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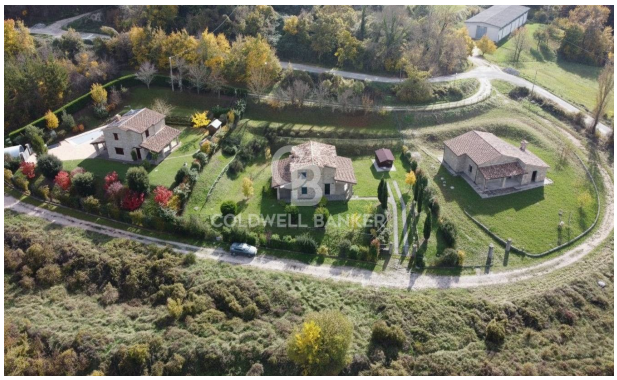
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