



COLDWELL BANKER
ITALY

CB Best Properties

Via Leonardo da Vinci 23 - 06024 Gubbio

P.IVA e C.F.: 03833500543

Tel.: (+39) 075 9276639

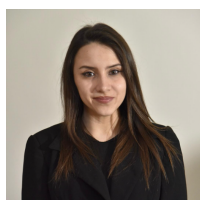
Rustic/Farmhouse/Court for Sell in Cagli

📍 Strada Molleone, Pesaro e Urbino, 61043 (PU)

840.000€



Contact info



CB Best Properties

Claudia Lucan

Phone: +39 075 9276639

Email: claudia.lucan@cbitaly.it

Description

PROPERTY DESCRIPTION

Nestled in the Montefeltro area in a private and strategic location, we offer a 370 sq m stone farmhouse, surrounded by greenery and featuring a panoramic swimming pool.

The property, dating back to the early 18th century, has undergone a careful and expert renovation that has preserved the charm of the original rural architecture, harmoniously integrating it with contemporary finishes and comforts.

The property is located in the municipality of Cagli, just minutes from Acqualagna, the famous Truffle City, internationally renowned for its food and wine tradition and the splendid landscapes that characterize this corner of the Marche.

The property also includes a 50m2 annex, complete with a 23m2 loggia with a bar area overlooking the pool, ideal for hosting guests or spending pleasant moments of conviviality outdoors.

The characteristic wooden treehouse, nestled in the greenery of the garden, is an exclusive retreat where you can read, relax, or simply be enveloped by the tranquility of nature.

OUTDOOR SPACES

The property is surrounded by approximately 2.5 hectares, completely fenced, inside a meticulously maintained garden with an English lawn of approximately 3,700 m2.

The panoramic swimming pool, overlooking the valley, is one of the most evocative features of the property, an exclusive space in which to relax, organize outdoor lunches and dinners, or enjoy the view of the surrounding landscape.

The outdoor spaces are completed by a private well, numerous fruit trees of different varieties in full production and two practical storage rooms, ideal as service spaces or storage.

STATE AND FINISHES

The local stone facade and light blue window frames give the property an authentic and distinctive identity.

The restoration project was carried out with full respect for the original structure, enhancing highly valuable architectural elements such as exposed wooden beams, terracotta floors, and precious recycled materials dating back to the 18th century, perfectly integrated with modern systems.

USE AND POTENTIAL

Thanks to its privileged location, high level of privacy, and large indoor and outdoor spaces, this property is ideal both as a private residence and as an exclusive, charming accommodation facility.

The independent outbuilding, panoramic swimming pool, large park, and reception areas make the farmhouse perfect for developing a country house or high-end hospitality facility.

DISTANCES AND POSITIONS

City

Acqualagna 3 km

Urbino 22 km

Gubbio 37 km

Assisi 90 km

San Marino 106 km

Rome 255 km

Airports

Perugia Airport 83 km

Rimini Airport 85 km

Ancona Airport 84 km

Bologna Airport 207 km

Rome Airport 281 km

Attractions

Furlo Nature Reserve 8 km
Frasassi Caves 50 km
Gradara 69 km
Conero Riviera 112 km

Details

 Property ID: CBI160-2597-197	 Surface: 466.00 m²
 Rooms: 15	 Garden: Privato, 3.700 sqm
 Bathrooms: 5	 Bedrooms: 7

Property Features

 Conservation status: Excellent	 Current condition: Free upon deed
 Surface: 466.00 m²	 Rooms: 15
 Bedrooms: 7	 Bathrooms: 5
 Kitchen: Habitable	 Shower: Yes
 Parking space: Uncovered	 Garage: Shed
 Garden: Private, 3.700 sqm	 Fireplace: Yes
 Swimming pool: 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





