Emilia Romagna

Sogliano al Rubicone

Ref. 6092: Just outside the border with Le Marche, this fantastic and durable property with swimming pool is offered for sale.
Asking Price: € 415.000



Description

This beautiful property consists of 3 residential units, including 2 apartments, and is situated on a hill (525 m altitude) in a small borgo between the Adriatic coast (30 km) and the Apennines, with spectacular views of San Marino, San Leo, Rimini and Monte Perticara, the sea and the rolling hills as far as Le Marche and Tuscany.

The friendly hamlet of which the house is part consists of 7 houses and is beautifully located in the hills, away from the crowds. Located near the border with Le Marche in the green and gastronomic heart of the Emilia-Romagna region, province of Forli-Cesena, in the municipality of Sogliano al Rubicone. An ideal base for day trips (a day by the sea, hiking, cycling and mountain biking) and city trips. Major cities nearby include Rimini, Ravenna, Cesena, San Marino and Pesaro.

The complex underwent a complete renovation in 2008 and 2009, with the majority of original materials being reused, and has been sustainably rebuilt. This includes solar panels (electricity) and thermal panels (hot water) and underground storage tanks for rainwater used as flushing water for the toilets, refilling the swimming pool and irrigation for the garden and organic vegetable garden. Excess hot water produced is used to heat the pool water in spring and autumn. The complex is 90 per cent self-sufficient in electricity and has a charging station .

Each guest flat (one for 2, and one for 4 people) has its own entrance and comfortable and complete furnishings. In the flats, centuries-old robustness and contemporary luxury go hand in hand .

Amenities :

- Solar-powered charging station, a 13.5 kWh Tesla battery for solar energy storage.During the day, the charge point is powered by solar panels and at night by this Tesla Powerwall II.
- Floors and roof insulated, most windows are double-glazed.
- Floor and wall heating.
- Hot water supply: central heating combi (hot water and heating), solar collector, solar water heater.
- Several terraces. The terrace in the borgo is also owned.
- Large, beautifully landscaped garden.
- Characteristic, attractive paving (clinkers and granite tiles, cobblestone walls).
- Pool of 4.5 x 8.0 x 1.45 m with infinityoverflow- the pool's pumping system works on clean energy .
- Original well with hand pump.
- Connections water, electricity, natural gas and sewerage networks, septic tank, telephone line/ fibre optic/Wi-Fi, home automation system and lift in main house.
- Keywords location: tranquillity, nature, culture, gastronomy.

Also suitable for a very small B&B activity. Gardener and cleaning team available.

Distance international airports:

- Bologna: 120 km
- Perugia: 137 km

- Ancona (Falconara): 130 km

A drone view of the property is available on request.

Pictures







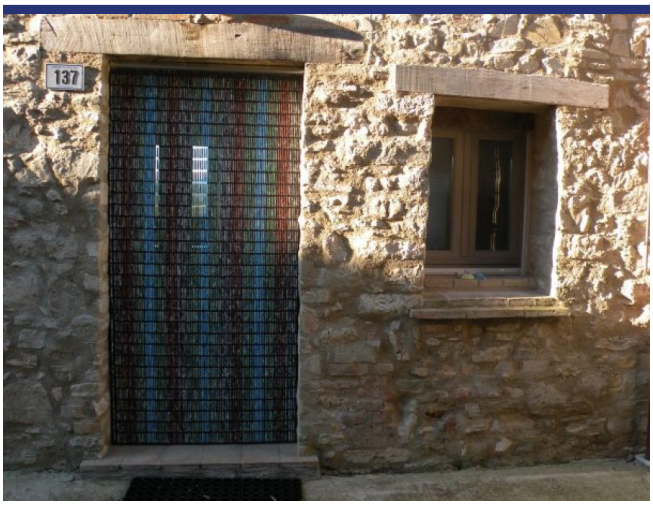











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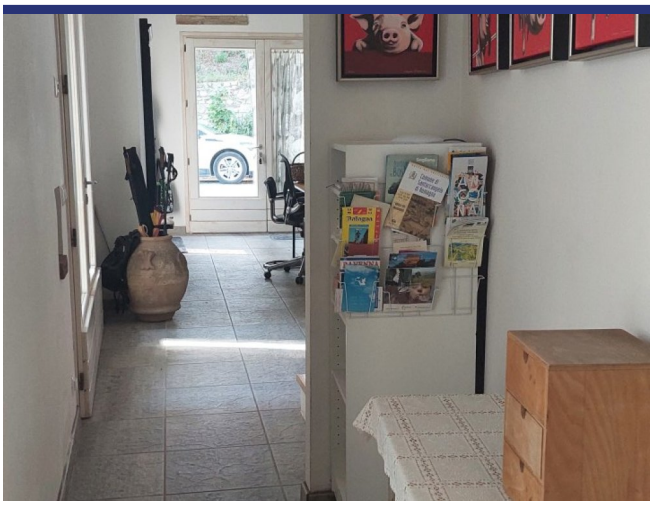


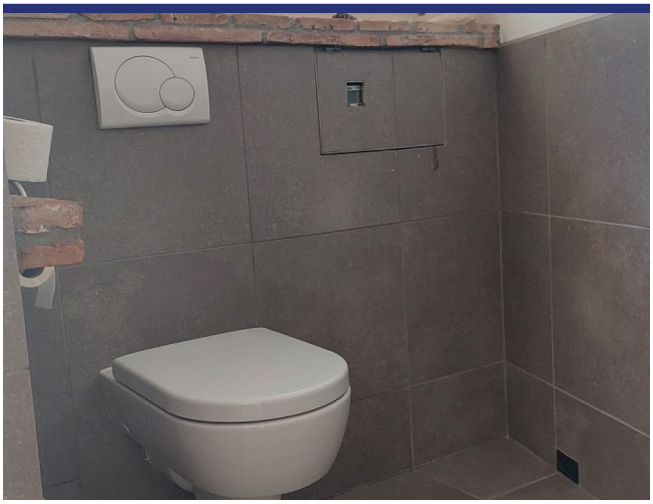


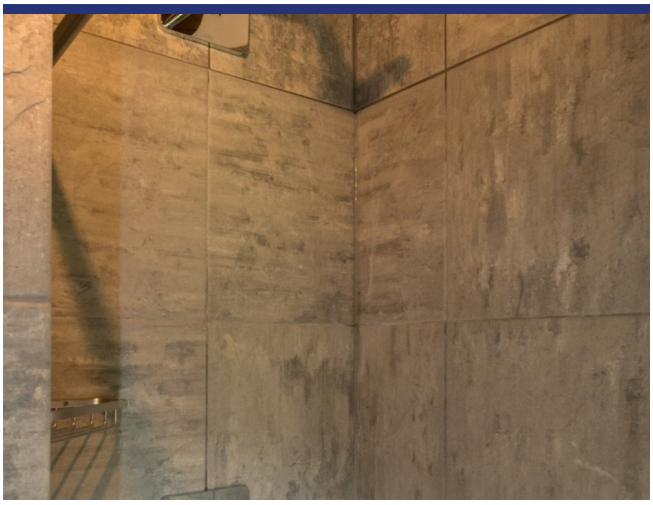




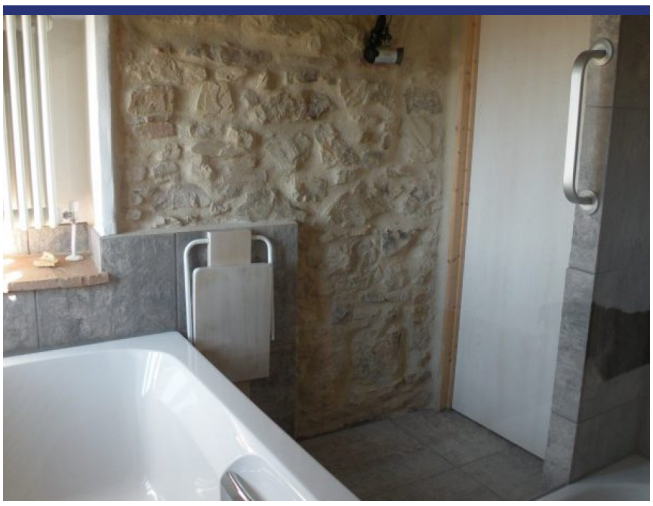


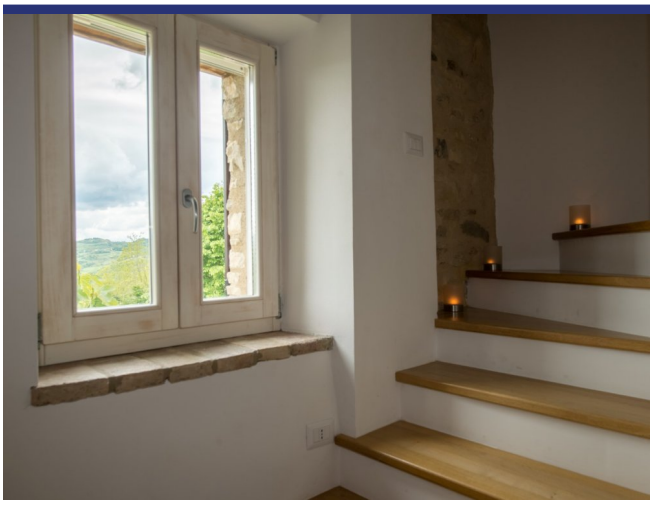










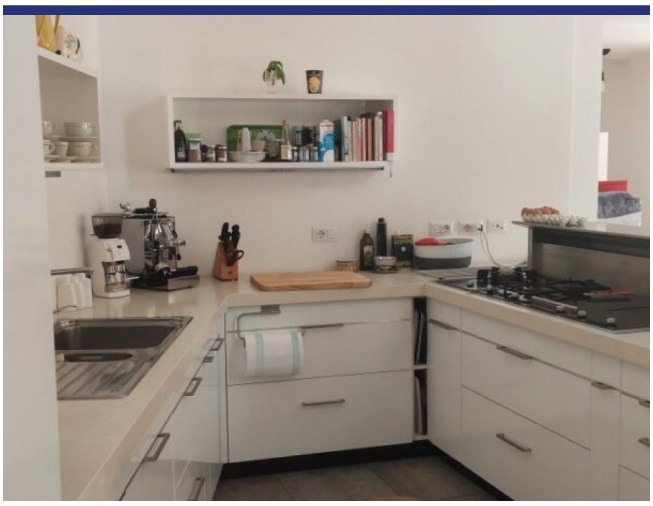


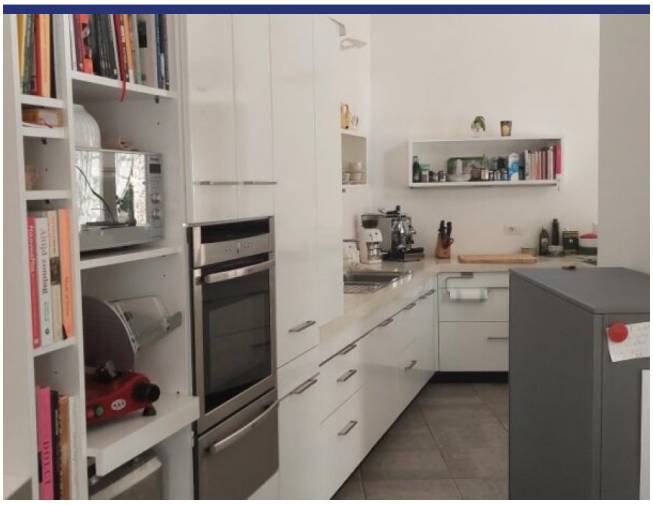


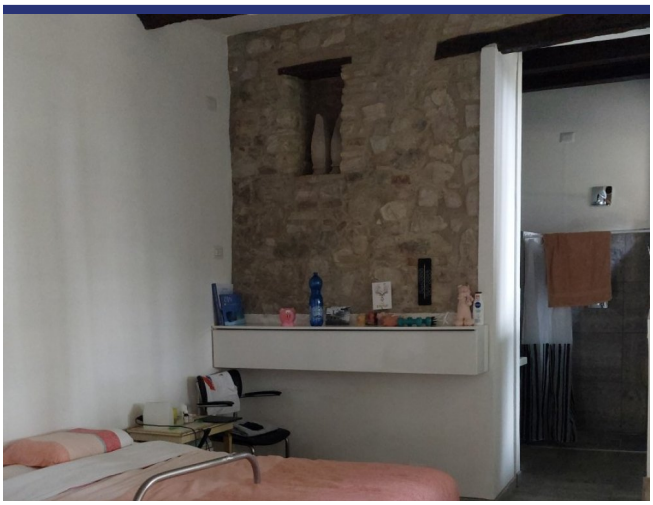


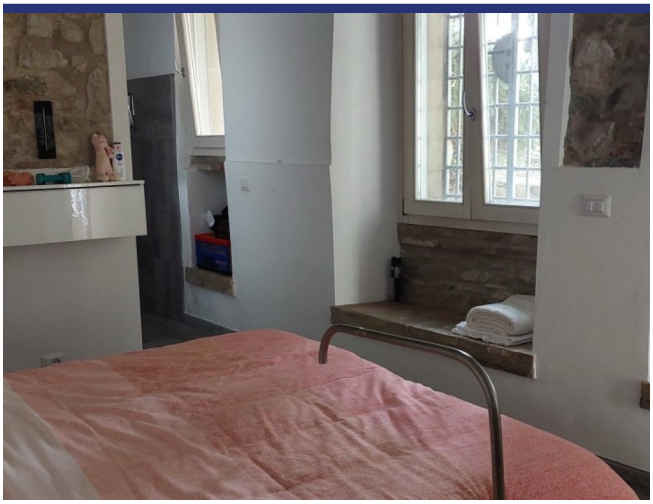


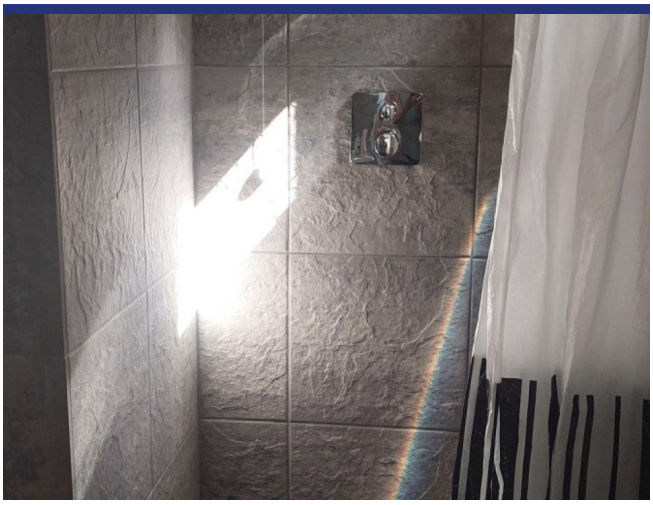


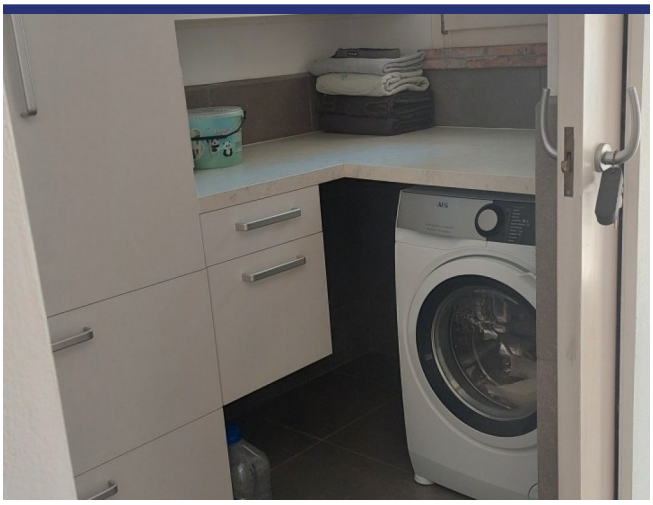


















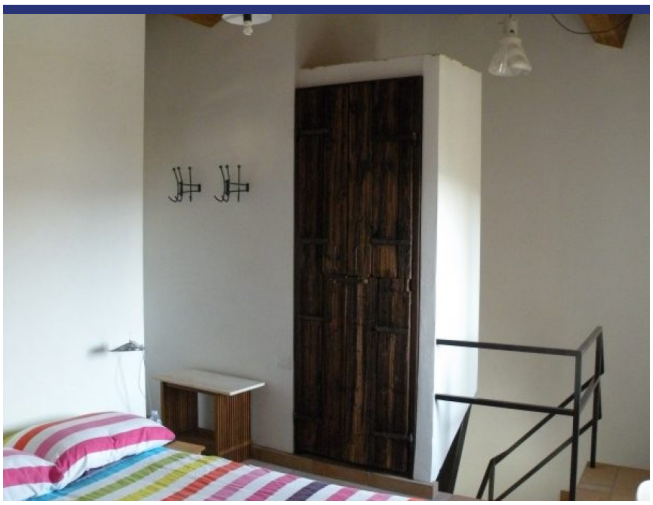
































Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6092
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 30 km to Sea
- 2 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 415.000

- Floorspace: 250 m^2
- SQM Plot: 4000 m^2
- Bedrooms: 4
- Bathrooms: 3
- Property Management
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Sold

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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