Le Marche

Cagli

Ref. 6029: Beautiful B&B with pool
Asking Price: € 420.000



Description

Casale Castellonesto is a beautiful oasis of tranquillity located between the medieval towns of Cagli and Acqualagna, in the province of Pesaro and Urbino.
The estate is fully fenced, has a beautiful entrance gate and is tucked away in the hills of the Le Marche region, near the beautiful La Gola del Furlo nature reserve. This very well-run B&B consists of two buildings, one in stone and plaster from 1800 and the other from the 1950s, set in a spacious beautifully landscaped garden with several terraces and seating areas. In the area behind the two buildings is another hectare of land where there are several olive and oak trees, amid the vineyard. Thanks to the composition of the soil, you can even find truffles here. On the very well-kept grounds you will find everything you need to give guests an unforgettable holiday: a beautiful swimming pool with Roman steps measuring 8x4m, an original wood oven, a barbecue. Castellonesto also has a 40m² garage and a wooden canopy for cars.

Layout of the two houses:

The two houses, which together measure about 280 square metres including the veranda, are divided into 4 independent flats: Iris, Girasoli, Lilla and Rose, each with its own entrance, electratableau and central heating.
Iris is a studio with a very spacious kitchen/living/sleeping area and a bathroom with shower. Here, a project has already been made to install an internal staircase connecting this flat to the flat above it (Girasoli). Eventually, these 2 flats can be joined together as desired, or closed off from each other.
Girasoli has two bedrooms, a kitchen, a bathroom with bath and a small storage room.
Lilla has one bedroom, kitchen and bathroom with shower.
Rose consists of two bedrooms, a bathroom with bath, a kitchen/dining room and a toilet.

The Bed & Breakfast can accommodate 13 people in this form, has been a successful business for 17 years with many national and international returning guests. The current owner does not live in the B&B himself. Would the future buyer want to live there for example with 2 people, this leaves 11 beds to rent out. Rental is possible all year round due to the beautiful and central location, where many outdoor sports, cultural and nature activities (hiking, canoeing, cycling) are available. Location is near Acqualagna, the main site of the white truffle, which attracts many tourists from all over the world throughout October and November. The entire grounds of the B&B offer plenty of privacy. The main building adjoins a residence of a young, quiet couple who work during the day. However, this is in no way affects privacy, partly because this house has a different access road.

The house was renovated between 2000 and 2008, water is via the waterworks, heating on LPG. There is possibility to buy additional land with it. The house is sold furnished.

Pictures













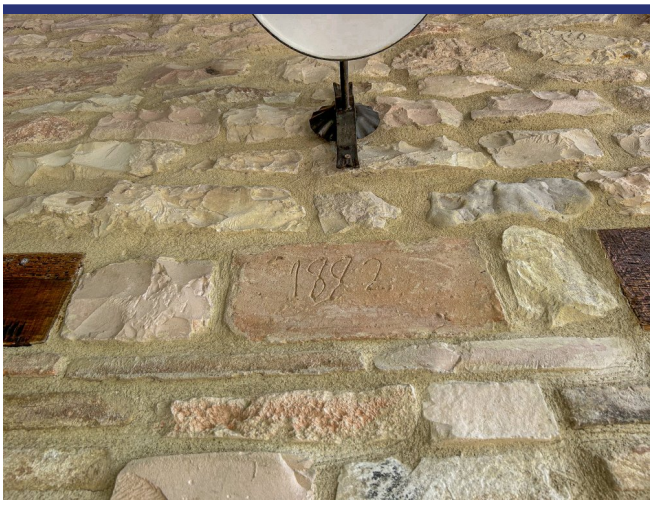











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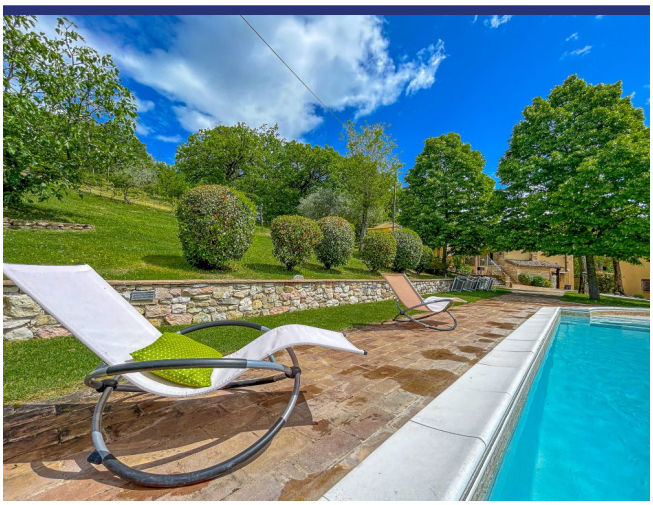




























Location & Details



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

- Reference: 6029
- B&B/Agriturismo
- Panoramic View
- 45 km to Sea
- 3 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Airco
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 420.000

- Floorspace: 280 m^2
- SQM Plot: 10000 m^2
- Bedrooms: 6
- Bathrooms: 5
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

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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