Le Marche

Cupramontana

Ref. 6339: Beautiful property in Cupramontana, consisting of 3 buildings, total of 8 bedrooms and 5 bathrooms, swimming pool
Asking Price: € 675.000



Description

Just outside the historic centre of picturesque Cupramontana, this unique property is for sale: a very successful and easily accessible tourist activity ("guest house"), privately located with unobstructed views over the valley to the Apennines. This borgo was once a farm, the 3 buildings (total surface 283 m²) have been transformed into an attractive complex where the 3 guesthouses and the main house are situated around the courtyard. The authentic elements (beamed ceilings, cotto floors) have been combined with contemporary decoration and comfort, the location is superb!

Owners' house: (60 m²) Hall, spacious kitchen with wood burner and central heating, living room with access to a fantastic panoramic terrace, bedroom and bathroom with central heating.

Guesthouse 1:Detached 4-person cottage of 65 m² on 2 floors, with adjacent private panoramic terrace, balcony, kitchen with spacious seating area and open staircase, 3 bedrooms and 2 bathrooms with central heating.

Guesthouse 2:Detached 4-person cottage of 54 m² divided over 2 floors, with spacious adjoining private panoramic roof terrace, kitchen with spacious sitting area on the first floor (entrance) and on the ground floor 2 bedrooms and bathroom. All rooms have central heating.

Guesthouse 3:This former stable has been converted into a comfortable flat (35 m²) for 2 people with a private terrace, living kitchen with sitting area, bedroom and bathroom .

Garden: The grounds measure approximately 3,000 m², the attractive garden on different levels has several terraces with sun and shade spots, a variety of flowers and varied vegetation, such as olive, plum, kiwi, walnut, persimmon, mandarin and lemon trees.Oval swimming pool (4 x 8 m) with outdoor shower, wood-fired hot tub, shed/storage room, laundry, small guest shop, attractive courtyard with covered area and long dining table .

General:

- Most of the contents are included in the asking price, including tools, garden equipment and, if desired, a Fiat Panda can also be taken over by the buyer (transfer costs are for the buyer) .
- Delivery from 1 November 2026.
- Website and guest house name can be taken over (activity is registered as "guest house" - not "B&B").
- Starlink, 1,500-litre GPL tank connected to mains water, 6,000-litre underground rainwater cistern, double glazing, c.v.
- Energy class 3 buildings: E, F and G
- Possibility to separately purchase an adjacent vineyard and olive grove from neighbours .
- Travel time to Adriatic coast 25 minutes, international airports Ancona-Falconara 25 minutes and Perugia 1 hour, nearest amenities (supermarket, bank, bar, pharmacy) 5 minutes.

A drone footage is available upon request.

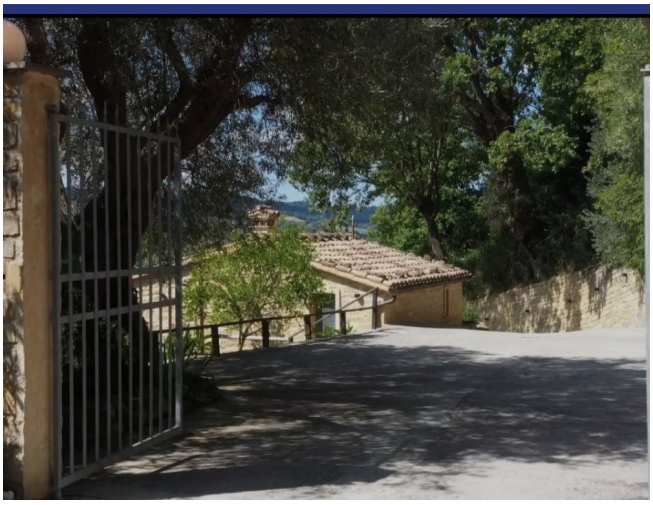
Pictures






















VOLLEDIGE
VERZUIVING





























































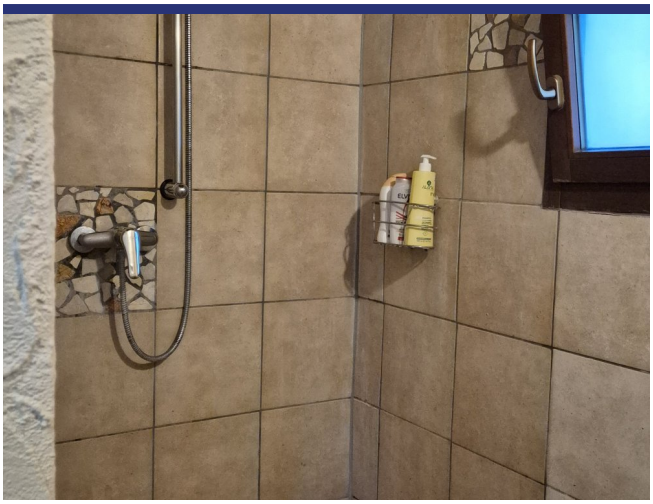




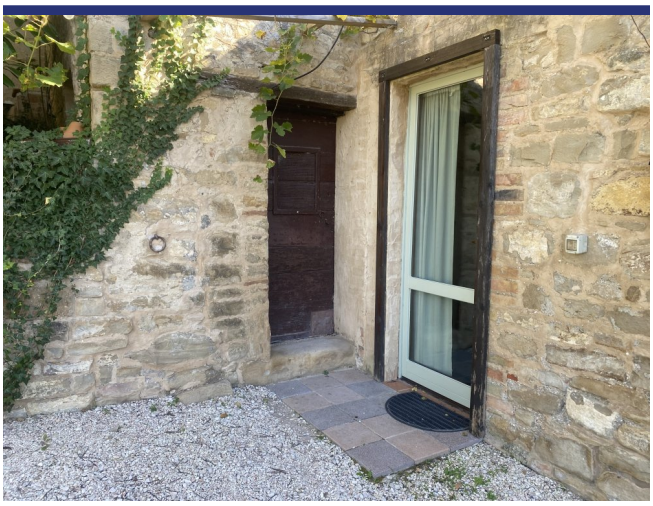


















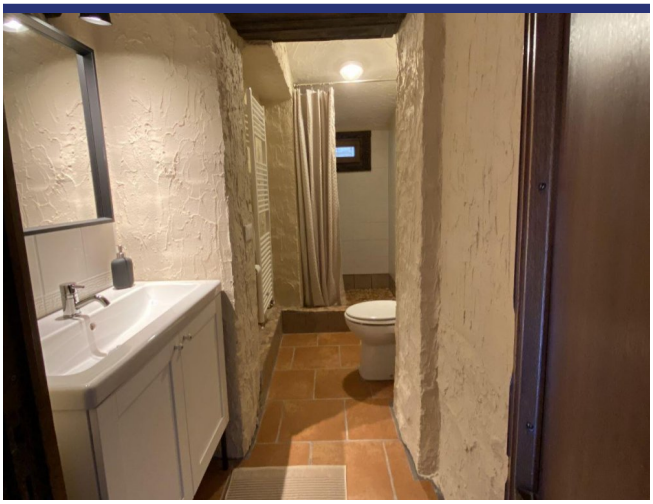

Pizza Night

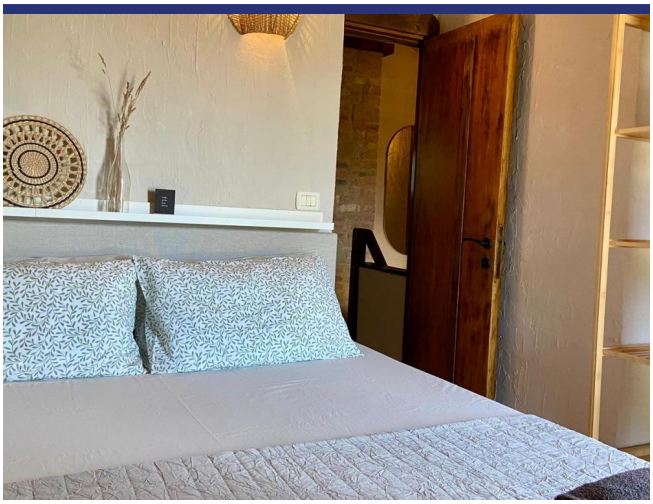


























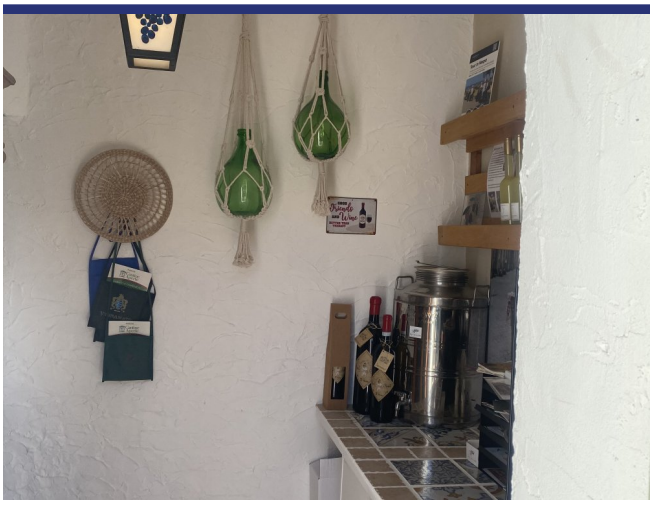




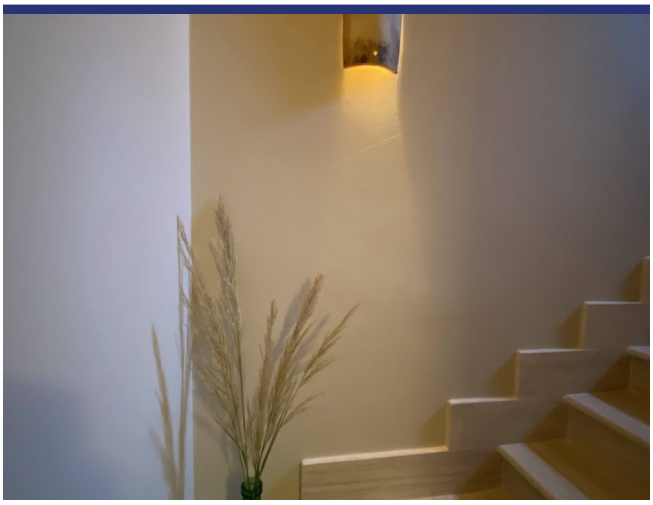














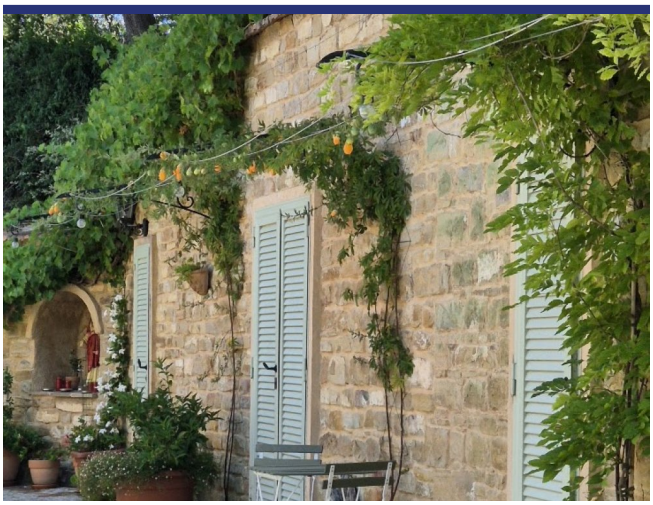
















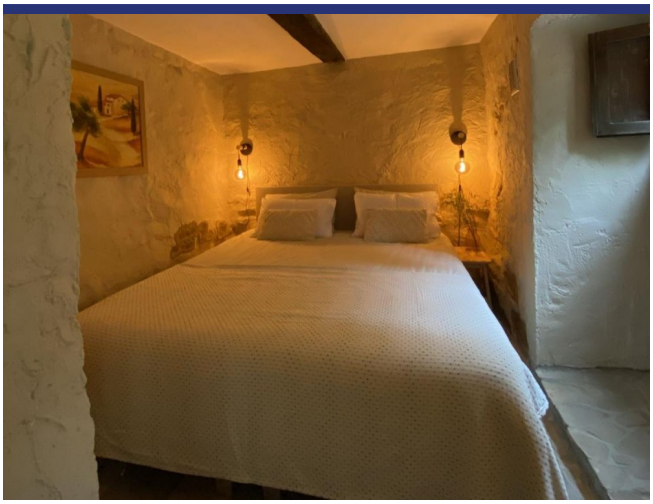
























Location & Details



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

- Reference: 6339
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 30 km to Sea
- 3 km to Village
- Garden
- Terrace
- Central Heating
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 675.000

- Floorspace: 283 m^2
- SQM Plot: 3000 m^2
- Bedrooms: 8
- Bathrooms: 5
- 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?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

© ItaliaCasa. The information in this brochure has been compiled with the utmost care. However, it has an informative character and should only be regarded as an invitation to enter into negotiations. The contents of this information will not be legally binding in any way. ItaliaCasa is not liable for damages resulting from incorrect information or otherwise.