Le Marche

Cupramontana

Ref. 5828: Superb rebuilt home amid vineyards in the Marchegian hills
Asking Price: € 875.000



Description

In the midst of the vineyards of Cupramontana lies this magnificent, rebuilt house spread over 2 floors (completed in 2021, living area 300 m² - 320 m² incl. exterior walls). Beautifully finished with high quality materials, partial reuse of original materials, attention to detail, equipped with all comforts, high ceilings, earthquake resistant, insulated roof, consisting of 3 independent apartments.

Layout:

First floor, apartment 1 (120 m²): living-dining room with open kitchen, corridor, 2 bathrooms, 3 bedrooms.

First floor, apartment 2 (45 m²): living-dining room with open kitchen, bathroom, bedroom.

Technical room, laundry and storage room.

1st floor, apartment 3 (110 m²): living/dining room with open kitchen, 2 bathrooms, 3 bedrooms (one with bathtub).

All windows have interior shutters, there are beautiful tiled floors, luxury sanitary ware and kitchens with built-in appliances.

In the beautifully landscaped garden of about 3,000 m² are several terraces, a gazebo and the lovely pool (11 x 5.50 x 1.50 m), the central point of the complex, with a wonderful view amidst the hills. In summer you can lie in the pool and listen to the sounds of nature in the distance. The illuminated pool at night in summer is almost magical.

The house is located on a small hill surrounded by vineyards and has sun all day. But thanks to the many century-old trees and an almost constant light breeze from the sea, it is not too hot even in the middle of summer.

The property is perfect for a tourist activity and organizing workshops/retreats, but also fine as a private home for 2 families + guest house. The location is very quiet, yet central. The property is fully fenced and has large wrought iron gates.

Water is connected to the network. Sewage disposal is on the property and has its own new septic tank. Electricity is connected to the public grid and heating works with a hot and cold air heat pump (underfloor heating, which can also be used for cooling). A very good Wi-Fi connection is available.

The asking price includes the entire contents including outdoor furniture, except for a few private items.

All amenities are less than 5 minutes away by car in the cozy Cupramontana, where you will find many restaurants and wine bars where you can enjoy the local cuisine and good wines.

Distance to sea: 40 km

Nearest international airport: Falconara (Ancona) 34 km

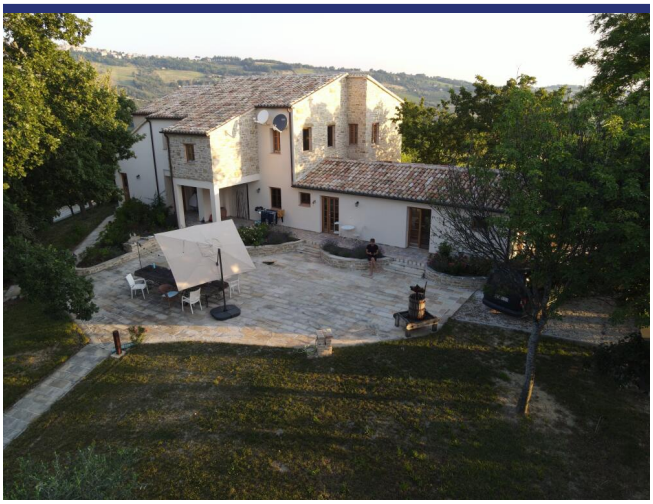
The house is located about 500 m above sea level - Cupramontana is the capital of the famous Verdicchio wine. The rolling hills are characterized by vast vineyards, olive groves, medieval villages and towns, and once you've been here, you'll never want to leave....

Historical Facts:

Everyone in the village remembers the Casa from the old Brecciole. Children used to gather there to play, right next to the old school. And there was a tower where travelers between Cupramontana and Staffolo had to pay tolls. The tower can still be seen in the ruins of the old Casa Brecciole and even the embrasure where you could aim a crossbow if words alone were not enough to convince you.

Unfortunately, nothing is left of the tower. And the Casa has also changed a lot. During the renovation about 8 years ago, the house was torn down and rebuilt from the individual parts with static scaffolding. Most of the materials visible today are from the old house and this would probably put a smile on the face of old Brecciole.

Pictures











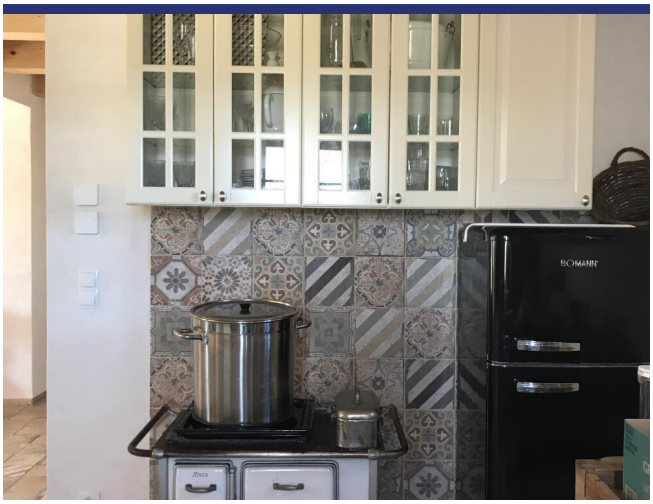






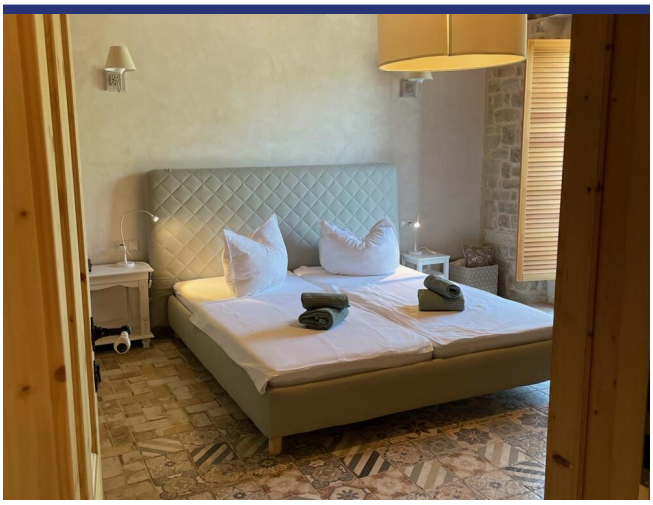





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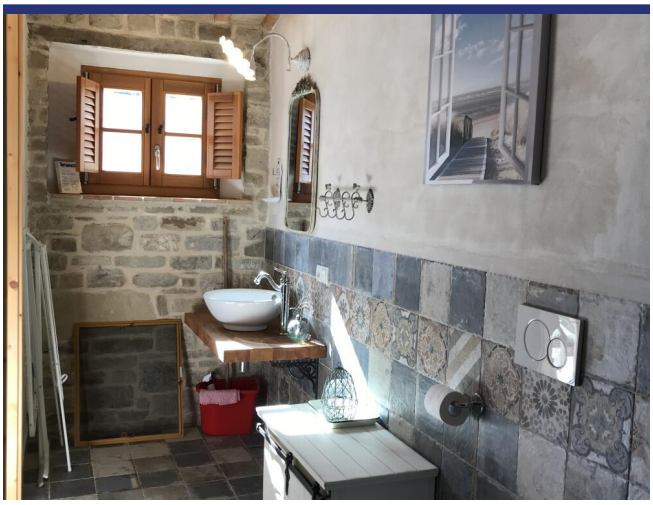


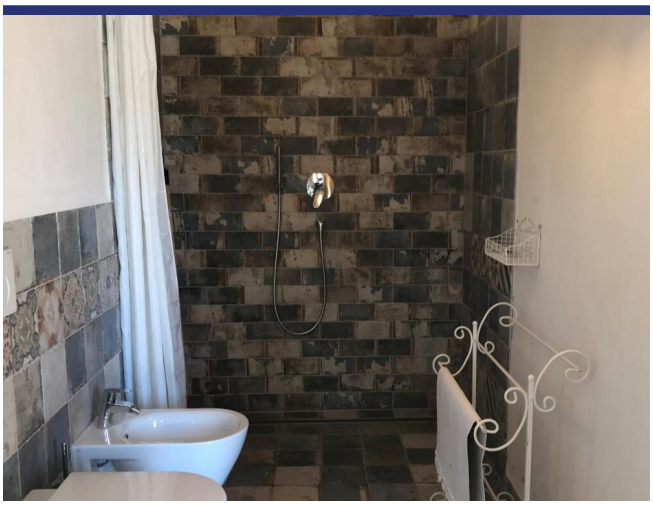




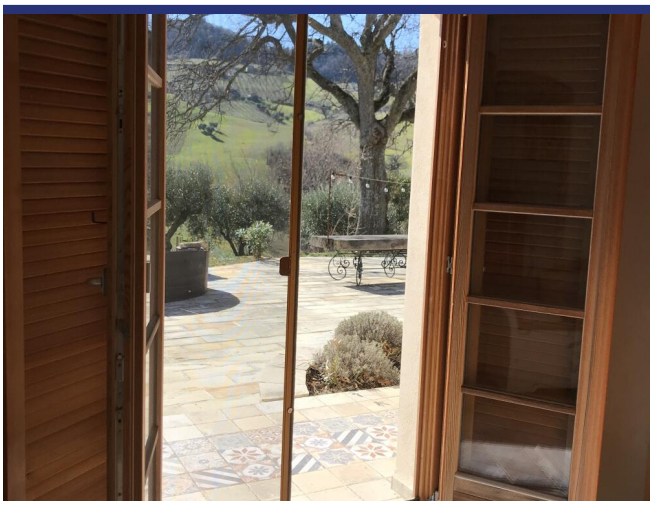






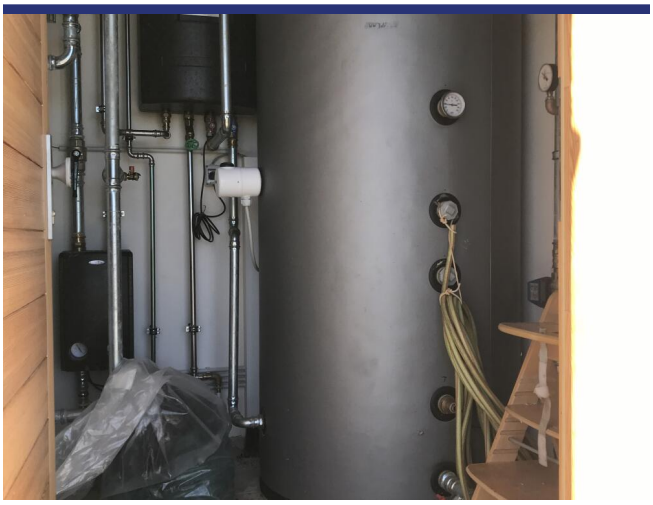








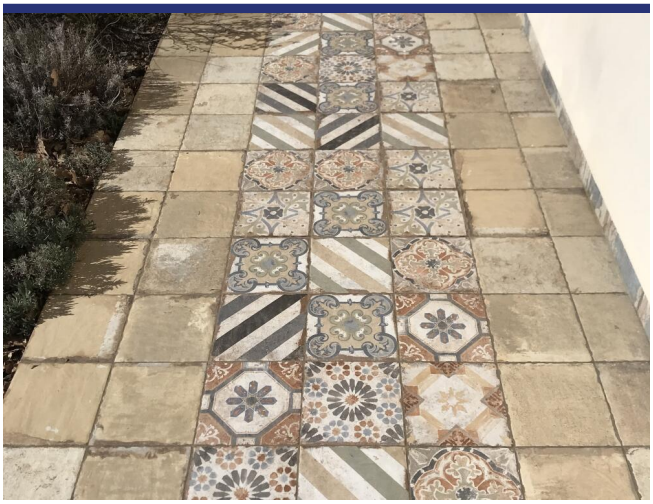






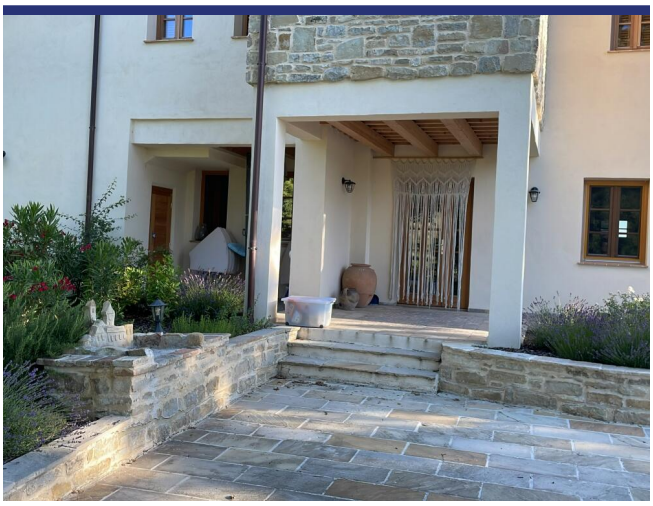


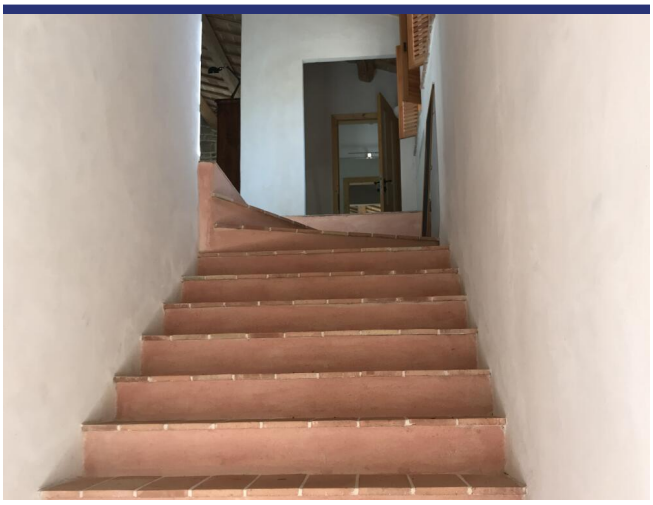
































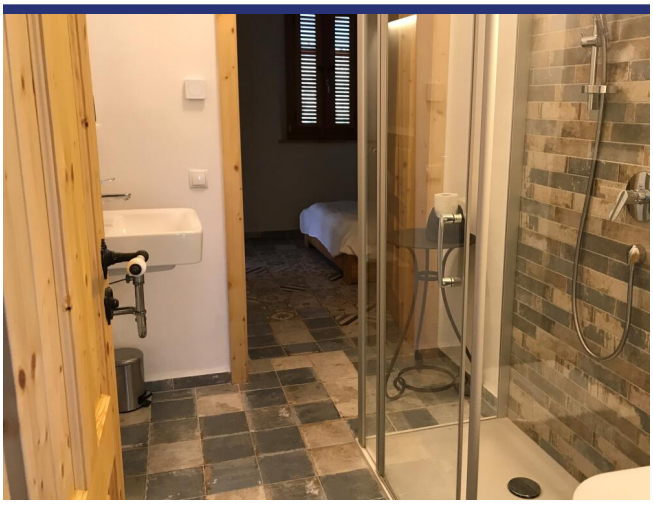


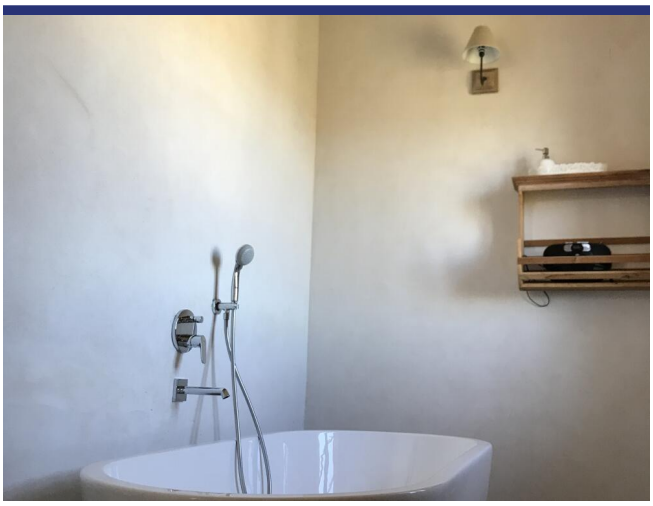




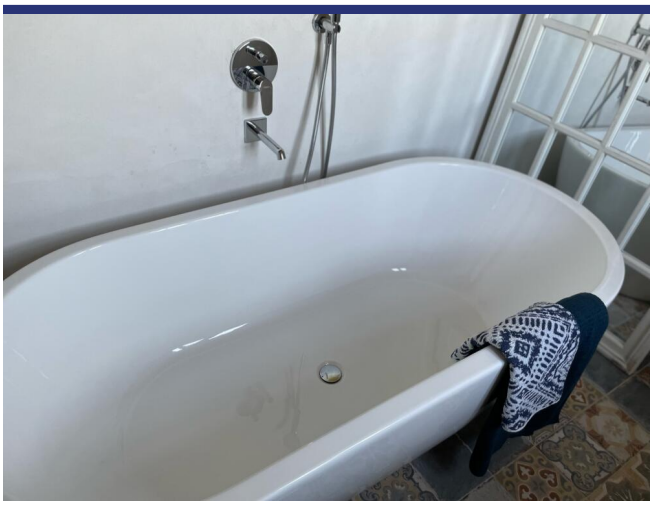






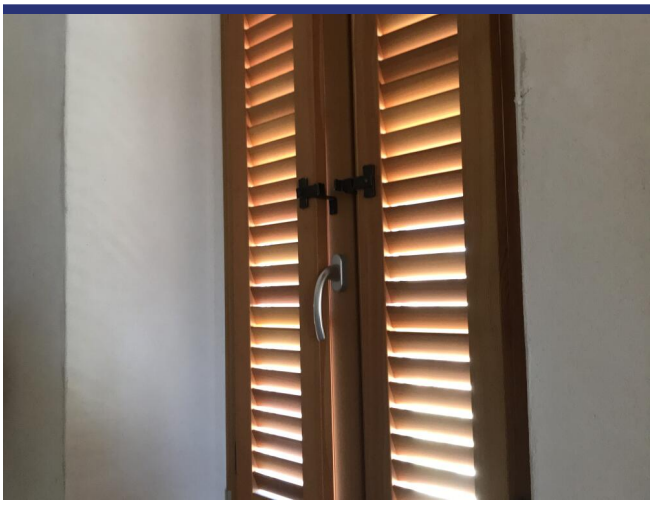






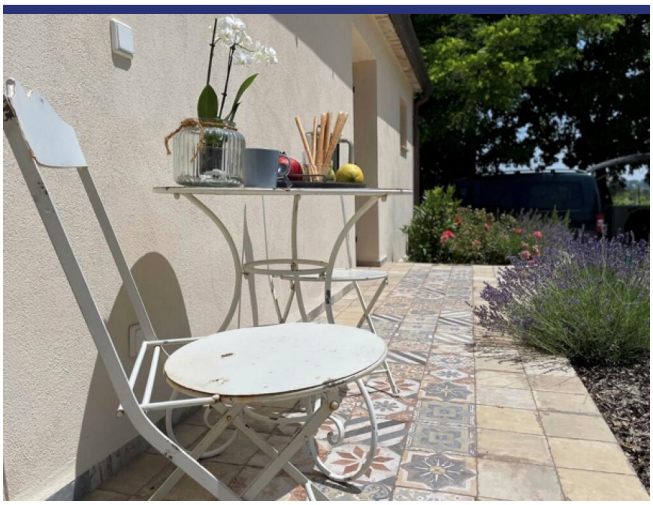
































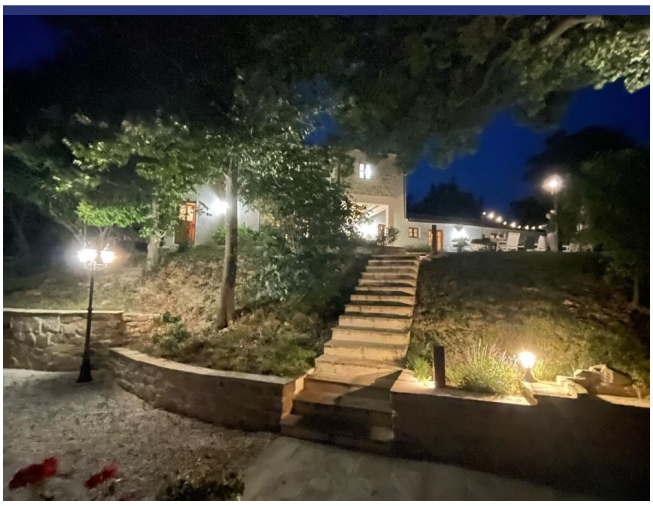


















Location & Details



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

- Reference: 5828
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 875.000

- Floorspace: 300 m^2
- SQM Plot: 3000 m^2
- Bedrooms: 7
- Bathrooms: 5
- Rental Potential: Very good
- Condition of the Property: Newly built
- 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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