

# Le Marche

## Fermignano

Ref. 5873: Restored estate for tourist activity with restaurant and 7 guest rooms

Asking Price: € 870.000



# Description

Le Garzaie Estate is an agriturismo complex consisting of two buildings. The buildings have been completely renovated with authentic materials such as old bricks, terracotta tiles and wooden beams. This beautifully finished accommodation is surrounded by mountains, woods and hills. Thanks to the Calmazzo exit of the SS 73, which is a few hundred metres away, it is easily accessible and well connected to, for example, Urbino, a Renaissance city listed as a UNESCO World Heritage Site, the Frasassi Caves in Genga, the Rossini Theatre in Pesaro (Pesaro has also been declared Italy's cultural capital of 2024) and Italy's truffle capital, Acqualagna. Moreover, it has exclusive access to a small sandy beach on the river with crystal-clear running water with waterfalls for a natural hydromassage immersed in the untouched nature of the Furlo reserve.

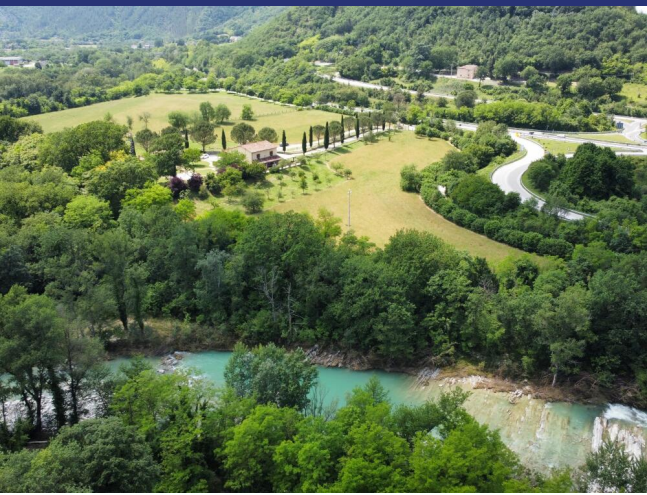
A beautiful wrought-iron gate and a stately driveway give access to the estate.

On the ground floor of the main building is the restaurant consisting of three large connected dining rooms, kitchen, pantry and toilets; on the first floor are 4 comfortable guest rooms, each with its own bathroom and a common recreation room. In the annexe we find 3 more rooms with private bathrooms, total capacity activity: 25 people. The property, which is very suitable for celebrating special occasions, such as weddings and birthdays, includes about 5 hectares of land, partly orchard, additional hectares are currently rented out for agricultural purposes.

This tenuta is very centrally located in a beautiful natural area frequented by many tourists/day trippers.

All amenities are connected - Distance to nearest amenities in Calmazzo: 6 minutes and Fossombrone: 10 minutes. Distance to Adriatic coast (Fano): 30 minutes - Distance to nearest international airport Falconara, Ancona: 50 minutes.

# Pictures

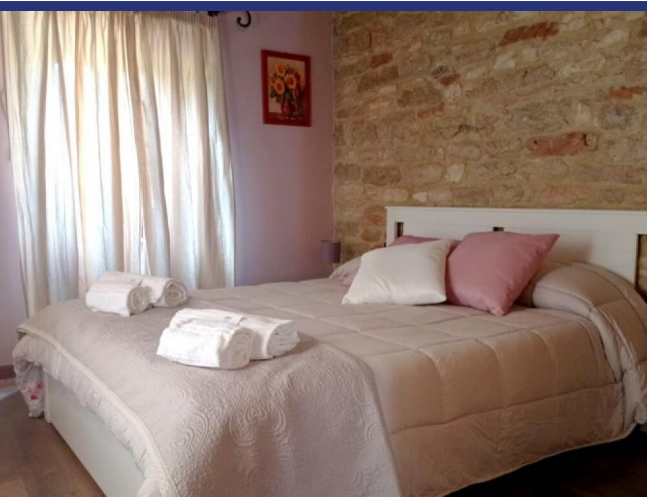
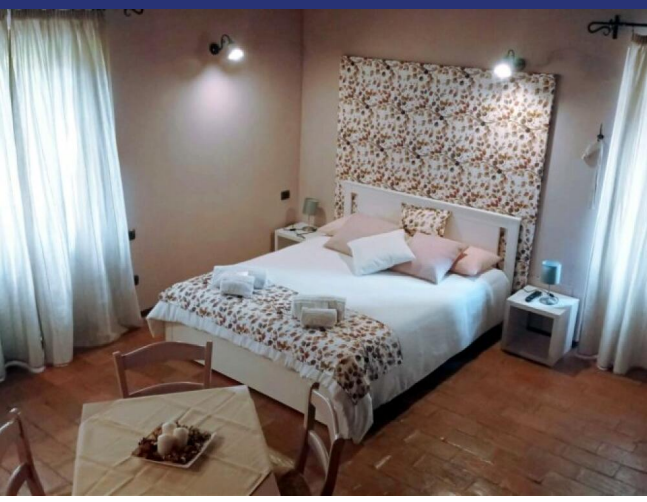




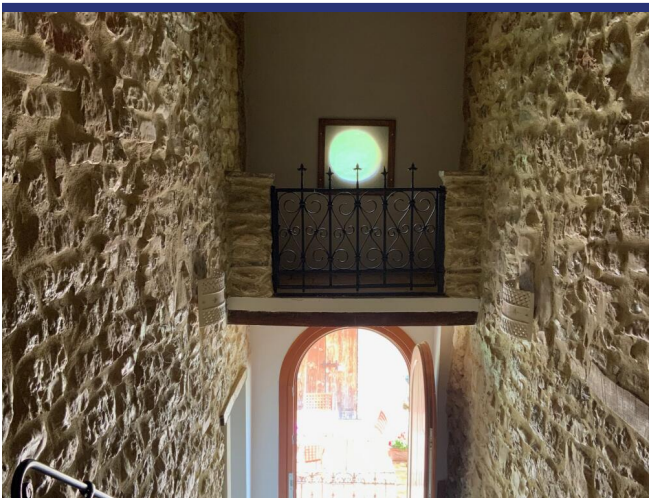


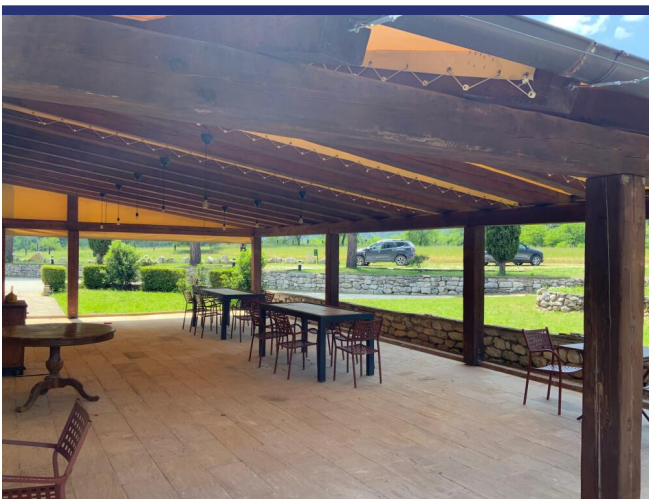
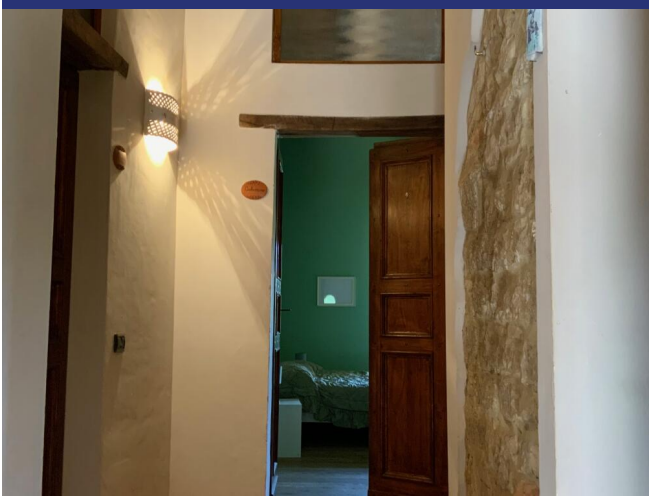


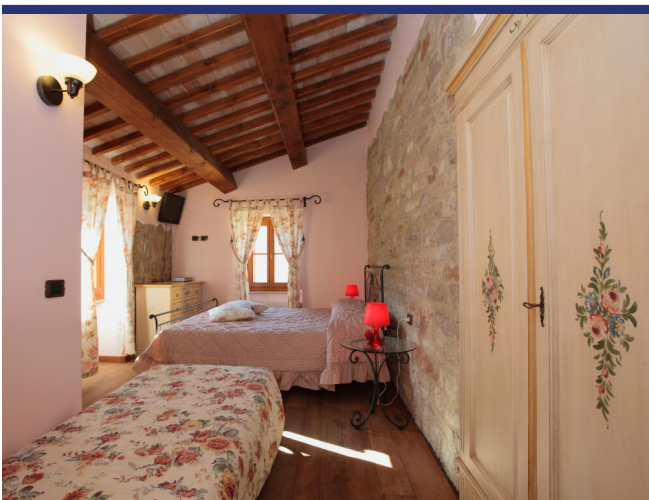


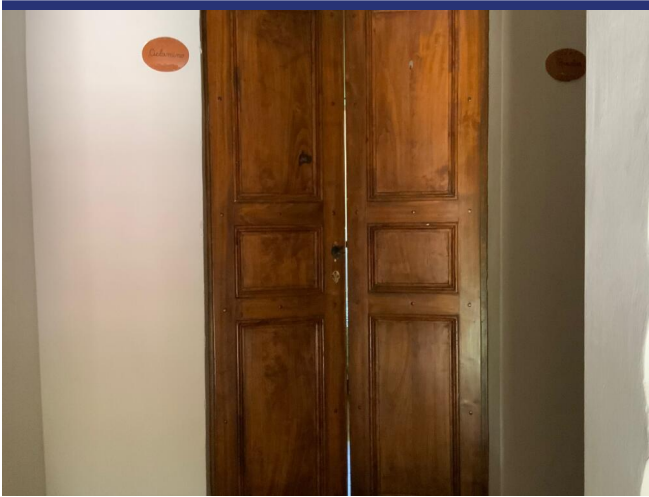


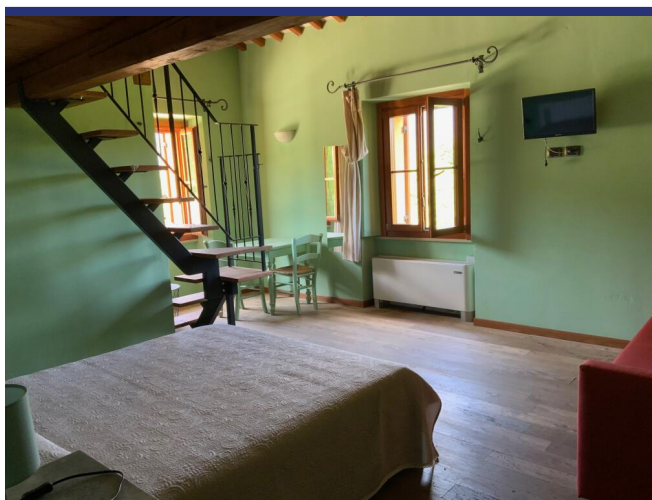
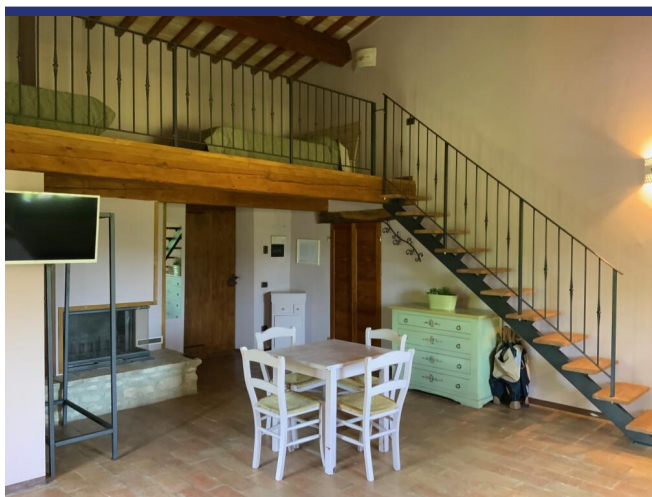
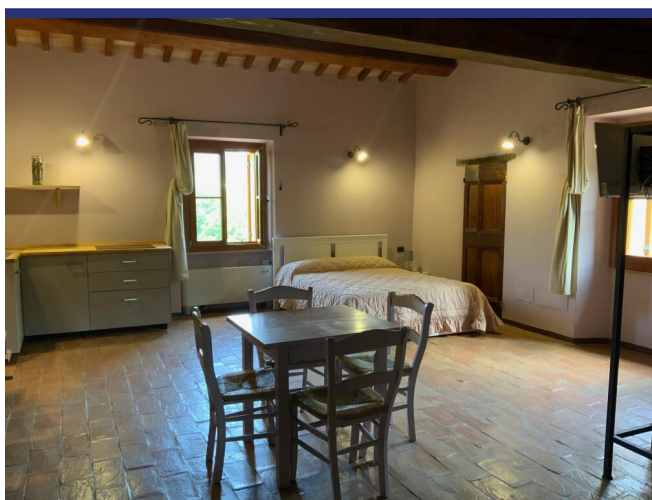


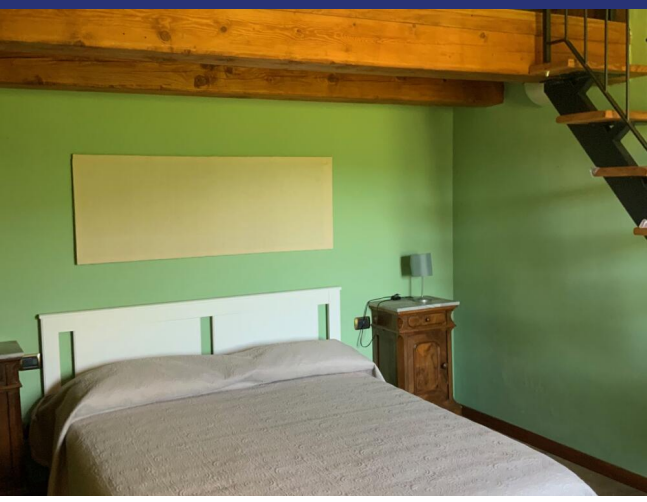


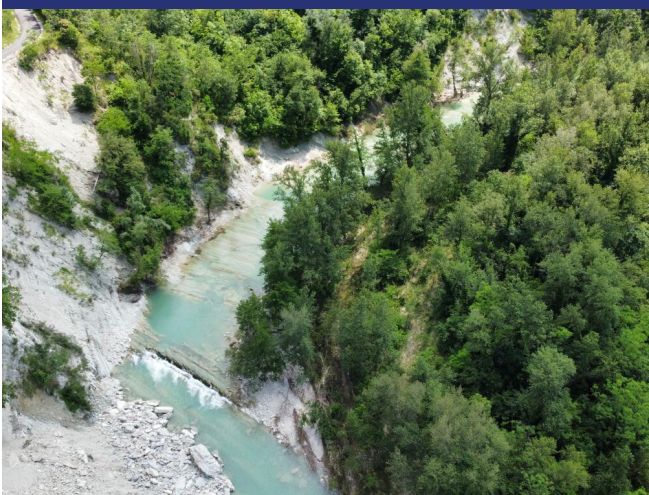
















# Location & Details



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

- Reference: 5873
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 30 km to Sea
- Garden
- Terrace
- Central Heating
- Garage: Parking Space
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 870.000
- Floorspace: 400 m<sup>2</sup>
- SQM Plot: 50000 m<sup>2</sup>
- Bedrooms: 7
- Bathrooms: 7
- 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 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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