Le Marche

Pergola

Ref. 6620: A magnificent estate in a breathtaking setting
Asking Price: € 2.390.000



Description

Set in a stunning panoramic location amidst the characteristic hilly landscape of Le Marche, this estate – complete with two outbuildings, a spa and a swimming pool – is ready to move into. The history of this unique site dates back to the year 1485, when it served as the country residence of a noble family. The former dilapidated natural-stone residence has been transformed by architect Michele Gambato into a sleek, stylish and modern whole, reusing the façade stones typical of this region, whilst the view over the Cesano Valley has remained unchanged: still breathtaking.

The interior designer has kept the interior of the buildings simple: clean lines, poured concrete floors and white, high beamed ceilings that create a calm and spacious feeling the moment you enter.

Main building (approx. 500 m²)

Spacious living/dining/sitting room, open-plan kitchen with bespoke cupboards made by a local joiner, appliances including Mareno, stainless steel worktops and an oak island, various utility rooms, separate toilet, plant room, laundry room, 2 guest toilets, a natural stone washbasin and a washing machine room on the ground floor. The living room features a white beamed ceiling, extending in part up to the roof ridge, with a view of the timber and steel walkway on the first floor. A concrete staircase leads to this walkway on the first floor, which provides access to five bedrooms, each with an en-suite bathroom and toilet, and a TV room. A steel staircase leads to the second floor, where there is a bedroom with a separate bathroom and toilet.

The charming terrace at the rear of the house offers plenty of space for outdoor lunches, dinners and relaxation, with a long dining table and a comfortable lounge set. The pergola, covered in wisteria, provides a lovely, natural shaded spot on warm summer days.

Annex 1 (130 m²)

Three separate bedrooms, each with its own bathroom (two bedrooms on the ground floor and one on the first floor, accessible via an external steel staircase).

Annex 2 (approx. 100 m²)

On the ground floor is the wellness area with sliding glass doors, comprising a changing room, toilet, shower, hammam, sauna and jacuzzi. Spacious bedroom with en-suite bathroom and toilet on the first floor.

Swimming pool

4 x 10 x 1.50 m with a sun terrace and an outdoor shower.

Double garage

Approx. 50 m².

<u>Features</u>

- Total living area: approx. 737 m²
- Plot: approx. 1 hectare
- Number of bedrooms: 10 - of which 8 have air conditioning (cooling/heating)
- Number of bathrooms: 9 - of which 8 are en suite
- Number of powder rooms: 3
- Water supply via the water company
- Double glazing, roller insect screens, wooden windows, frames and shutters.
- Solar panels (9 kW) for electricity generation, hot water storage in a 1,000-litre boiler, underfloor heating via 2 heat pumps (16 kW), water softener system.
- Energy efficiency class A3, EPgl,nren 38.78 kWh/m²*year

The estate is situated at an altitude of 485 m above sea level; a 3.7 km gravel road leads to the estate.

The asking price of €2,390,000 is for the property as it stands in its current condition, including all furniture.

Distances

International airports: Ancona Falconara (70 km), Perugia (80 km), Bologna (211 km), Florence (210 km).

Nearest amenities: Pergola (8 km).

Historic towns: Urbino (48 km), Gubbio (37 km), Assisi (85 km), Rome (250 km).

Adriatic coast: Marotta (44 km), Fano (50 km), Senigallia (50 km), Monte Conero (100 km).

Pictures



























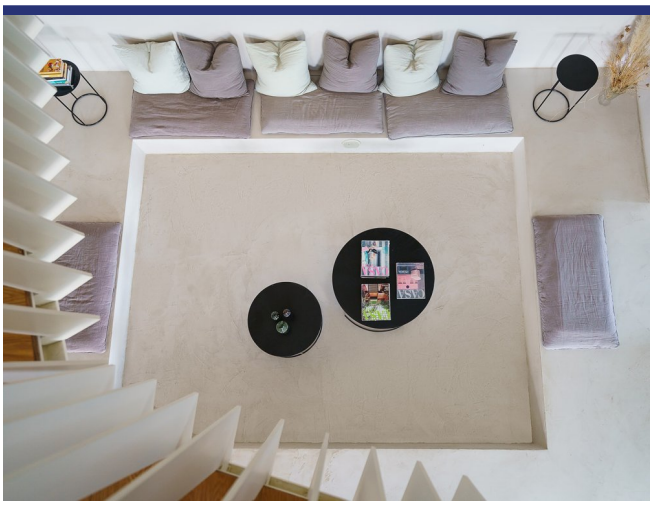


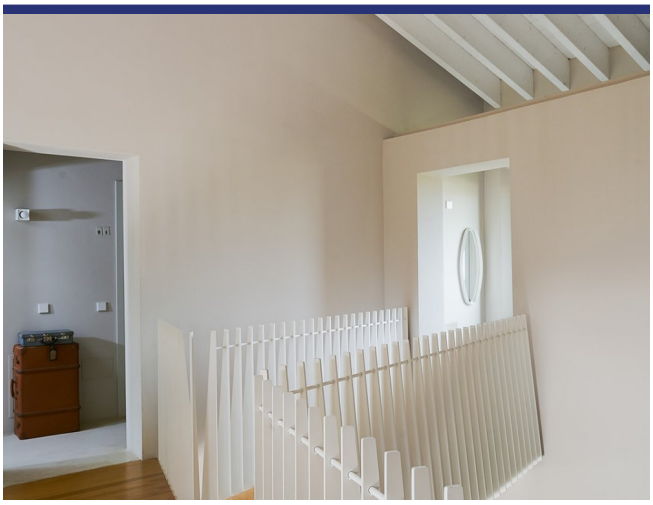










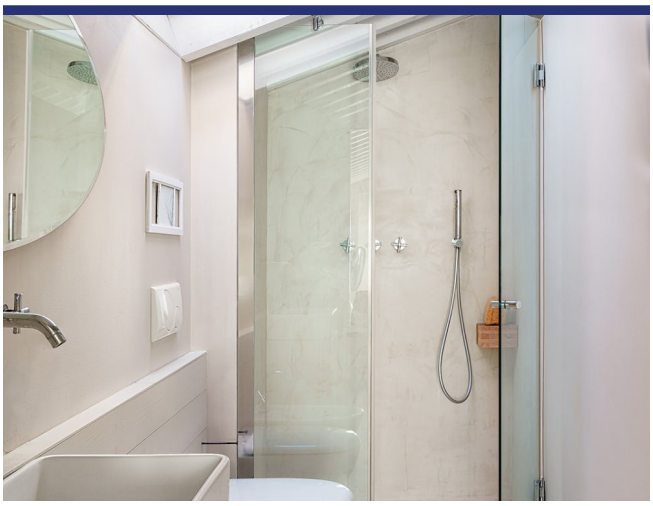






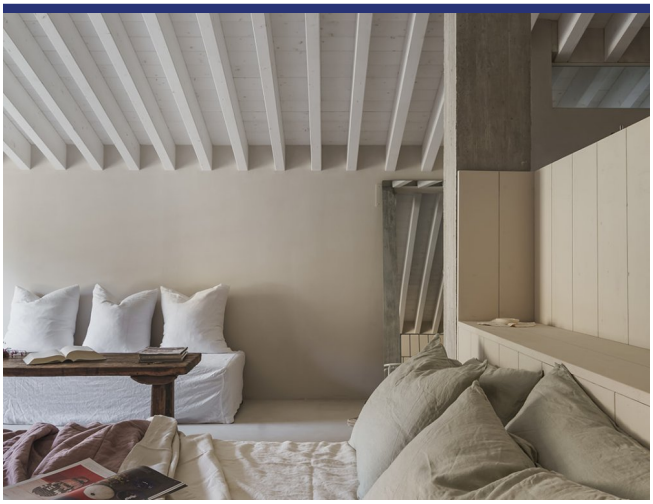






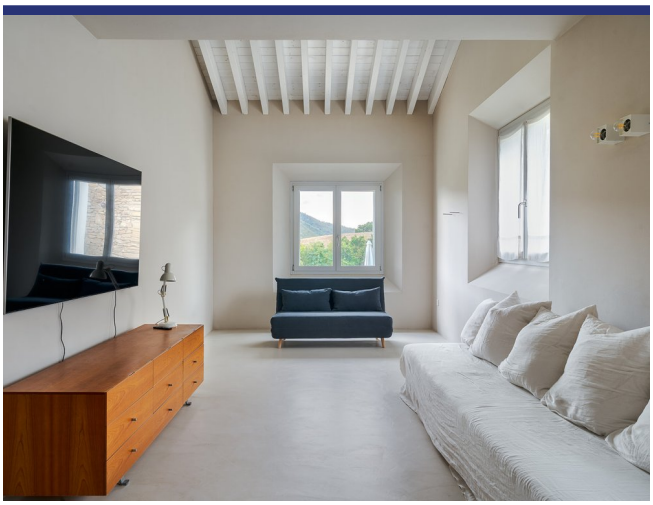




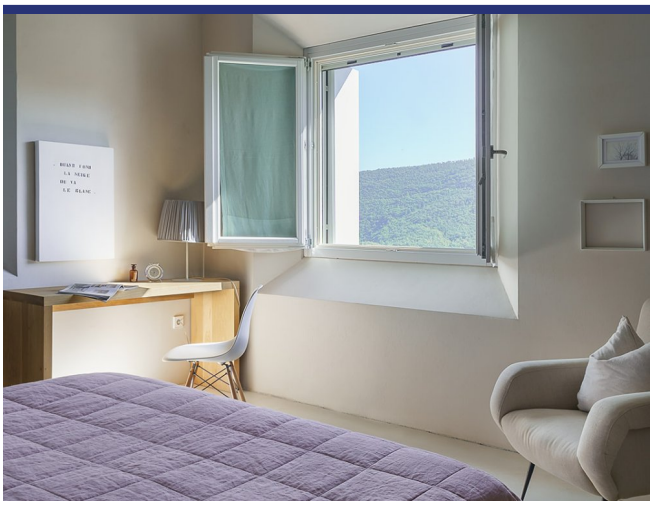








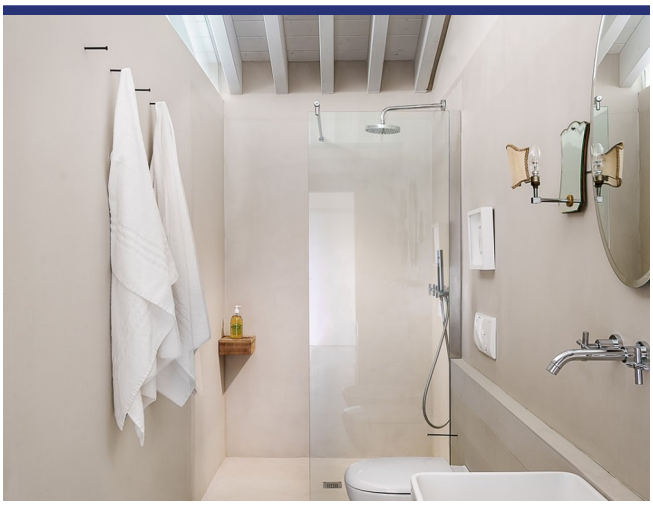


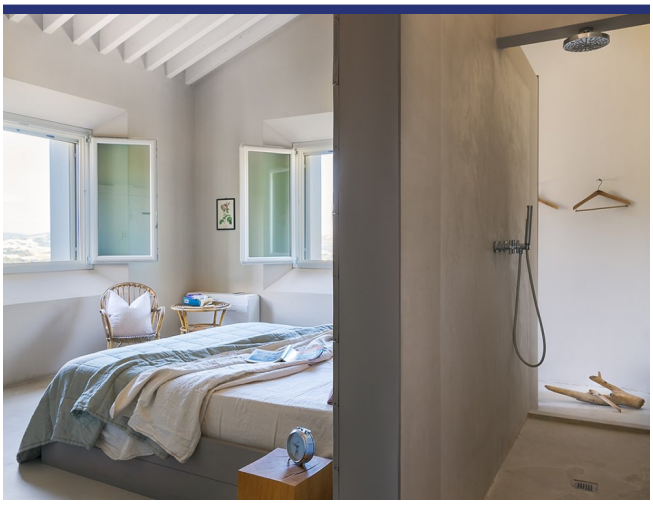


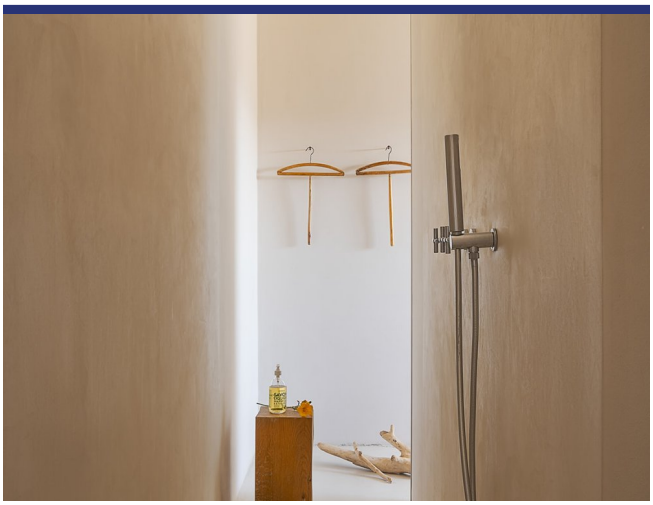


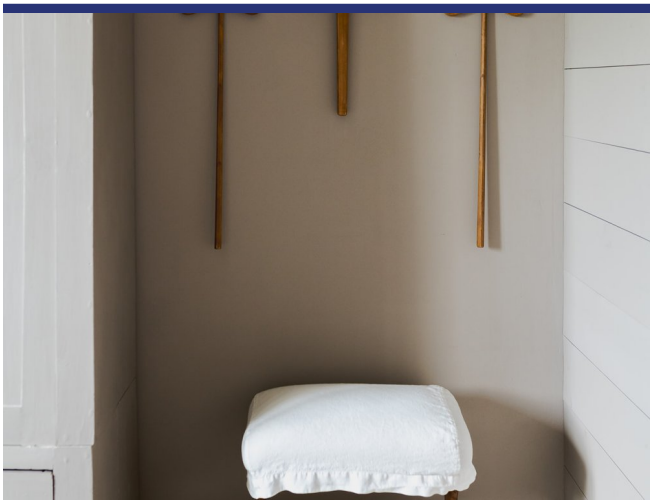






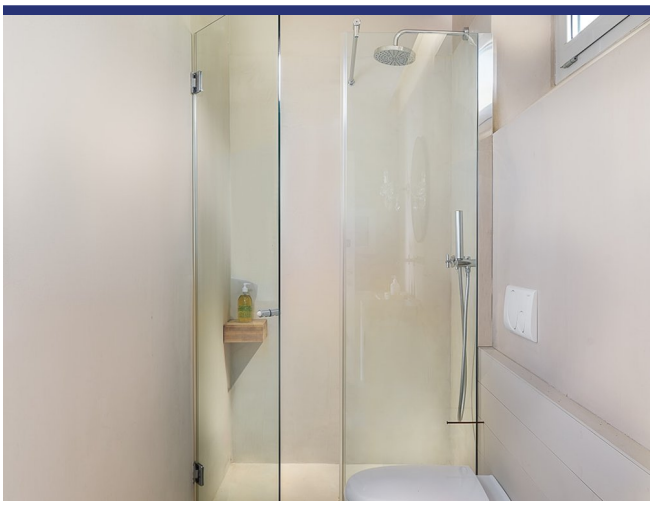






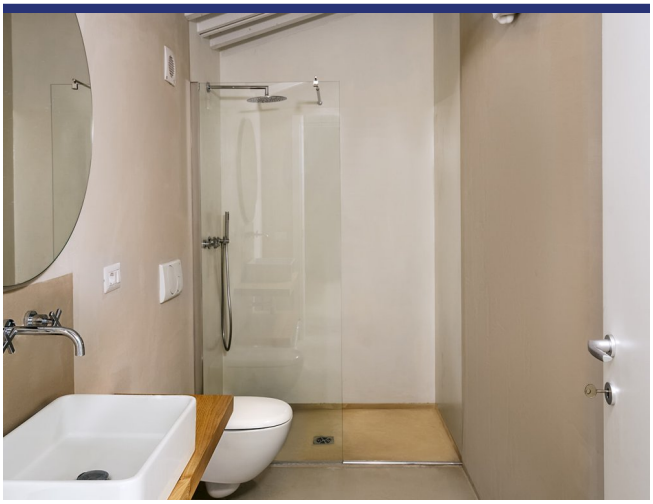














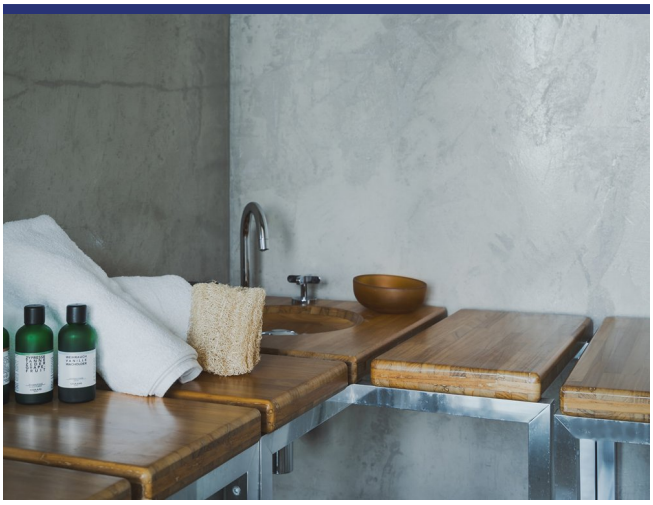














Ref. 6620 Pergola







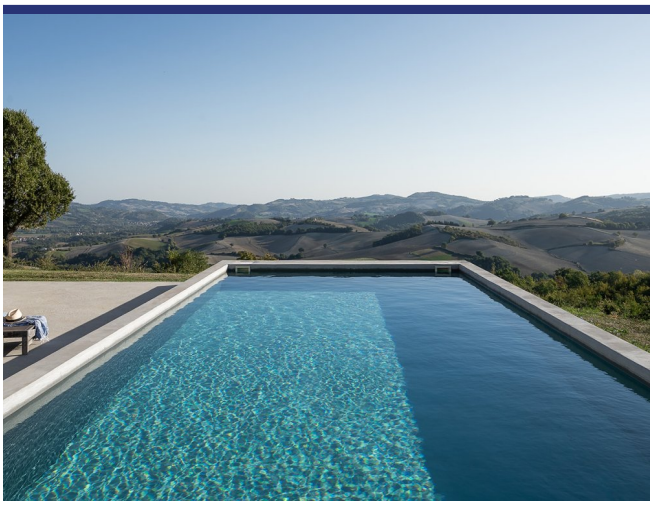




































































Location & Details



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

- Reference: 6620
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 44 km to Sea
- 8 km to Village
- Garden
- Terrace
- Central Heating
- Airco
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 2.390.000

- Floorspace: 737 m^2
- SQM Plot: 10000 m^2
- Bedrooms: 10
- Bathrooms: 9
- Rental Potential: Very good
- Condition of the Property: Fully restored
- 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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