Le Marche

Pergola

Ref. 5221: Very spacious and fully restored "casa padronale" with panoramic view in a very quiet location.
Asking Price: € 695.000



Description

This large natural stone detached house in a wonderfully quiet location with a beautiful panorama, has no less than 4 floors with a total surface of approximately 700 m² and a land of approximately 5000 m². In total there are 7 bedrooms and 3 bathrooms.

The foundation of the building, built on a rock, dates back to 1468 and served centuries ago as a church with underground caves, stables and outbuildings with beautiful vaults, which have been preserved. Subsequently, the building expanded over the centuries with several floors, and it was used, among other things, by the Duca of Urbino to spend the night during the hunting season, and as accommodation for his staff.

The house has been completely restored from 1990 when it was purchased by the current owners, while retaining original details. The indoor semi-covered terrace on the third floor is surprising. The style and finish of the house is tasteful, modern combined with original elements, such as the old beams and cotto floors, 80 cm outer walls, 60 cm thick inner walls, very spacious bedrooms, with a spectacular view from every window over the Marchegian hills to the Apennines. The park-like garden on 3 sides of the house is on different levels. There are several terraces, lovely shady spots under the trees, and an outbuilding that needs to be restored: the former bakery (forno) where the bread was once baked for the entire borgo in Fenigli, has a floor space of 50 m². Connection for gas, electricity and water is already present. Ideal to realize a guest house.

The location of the house can be called very quiet, although it is located directly on a small municipal road, where only a single car passes per day. It offers a lot of privacy and beautiful views, while it is only 5 minutes from the medieval town of Pergola, where you will find all amenities (supermarkets, shops with local products, restaurants where you can enjoy the Marchegian cuisine, banks, bars, pharmacies, etc.).

Ground floor:

The church, stables and canteens were once located here. There are several caves with beautiful arched ceilings and niches (nicchie). The original floors have been perfectly preserved. Today this floor serves as a workshop for the owner, an artist. There is also a toilet and the technical room. The 4 entrances are reached via a small road in the garden at the side and back of the house, and inside via 2 staircases, which are connected to the apartment on the first floor.

First floor:

Complete and habitable apartment with private entrance and terrace/garden. Layout: kitchen with cooking island and modern appliances, 2 bedrooms, 1 bathroom and a large room that could serve as a living room, activity and training room, studio, yoga room, etc.

Second floor:

Complete apartment of the current resident. The entrance at street level leads through the spacious hall, into an open space living room / modern kitchen, with access to the great semi-covered indoor

terrace. There are also 3 bedrooms, 2 bathrooms and 1 separate toilet on this floor.

Third floor:

Two large rooms under the high roof, of which 1 bedroom has access to the indoor roof terrace of approximately 40 m² with a breathtaking panoramic view.

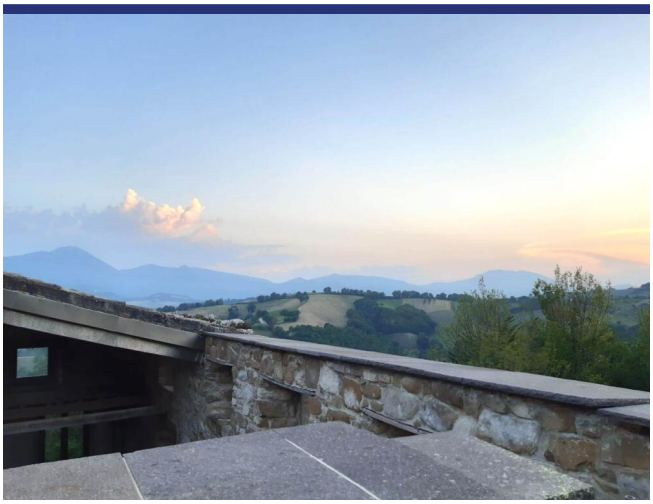
Additional information:

The roof was fully insulated with 6 cm foam glass during the restoration. The original roof tiles have been replaced on top of the new roof tiles. Electrical and heating installations are in accordance with the standard. There is wall heating on the third floor, while the other floors have underfloor heating. The house is connected to the mains water and electricity network, underground GPL tank (1000 l), Wi-Fi available.

Distance nearest airport (Falconara, Ancona) 60 km, sea (Adriatic coast) 35 km, nearest village/town (Pergola) 4 km.

Pictures

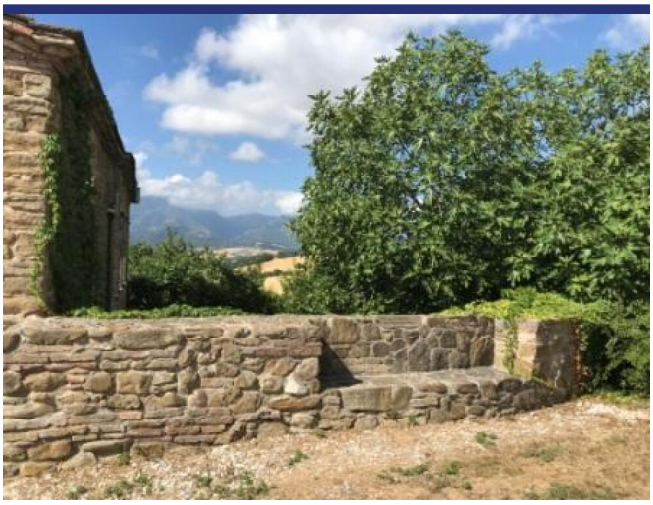
















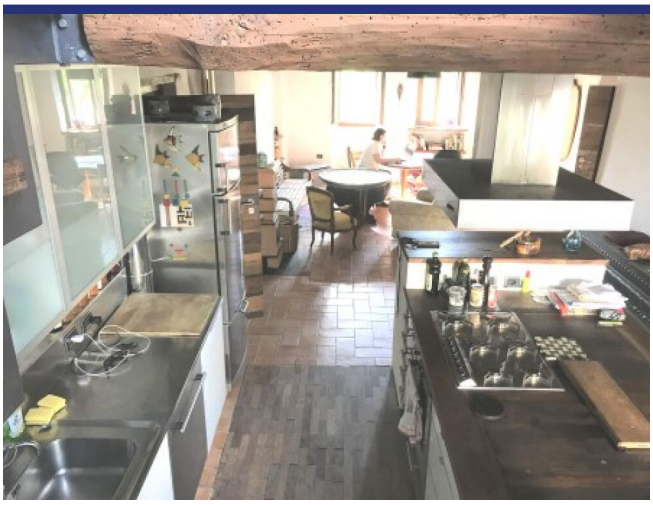




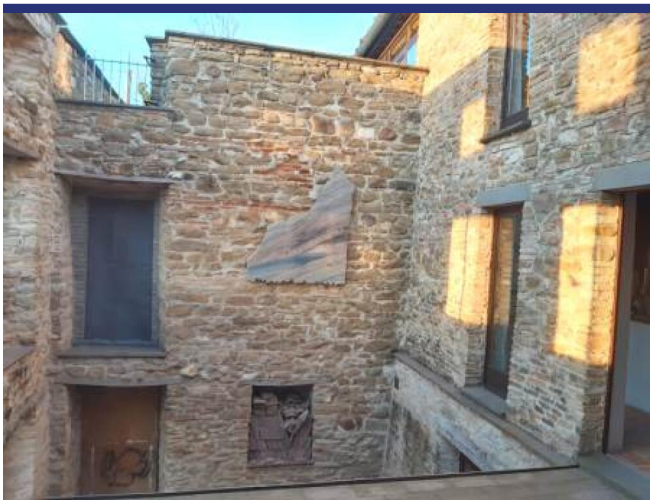








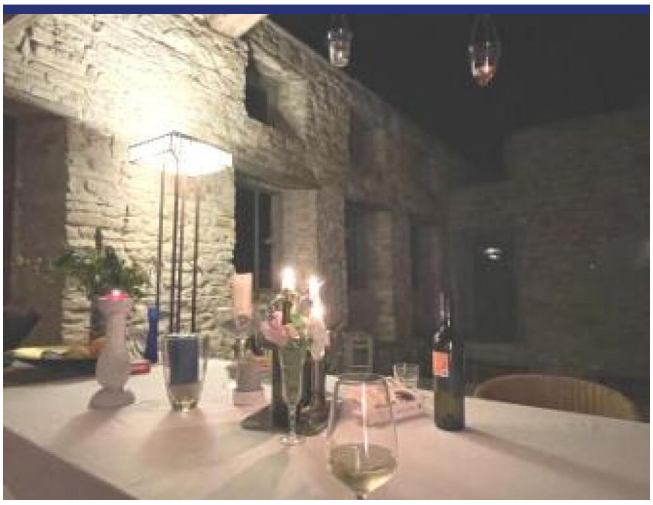






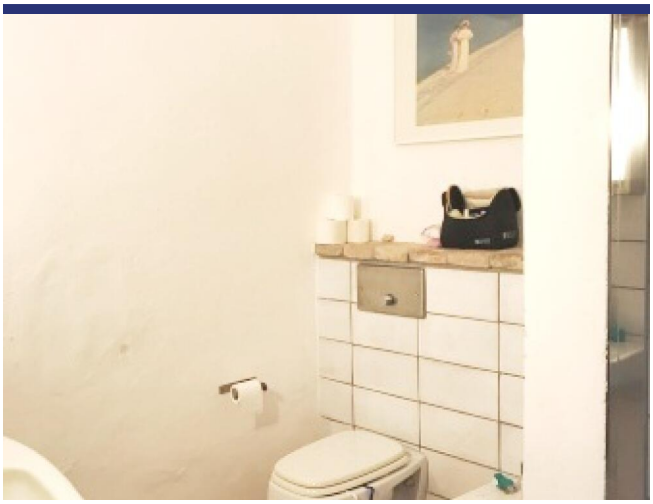


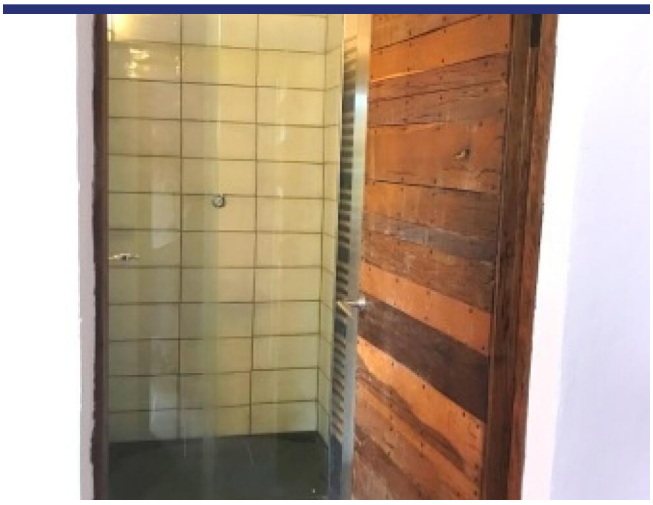












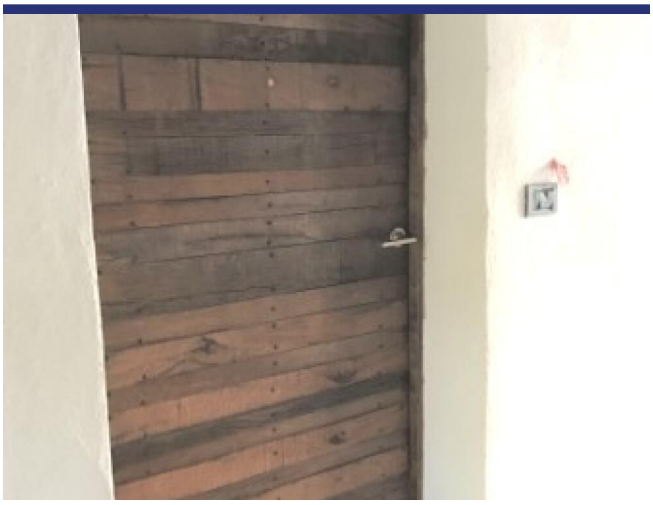






















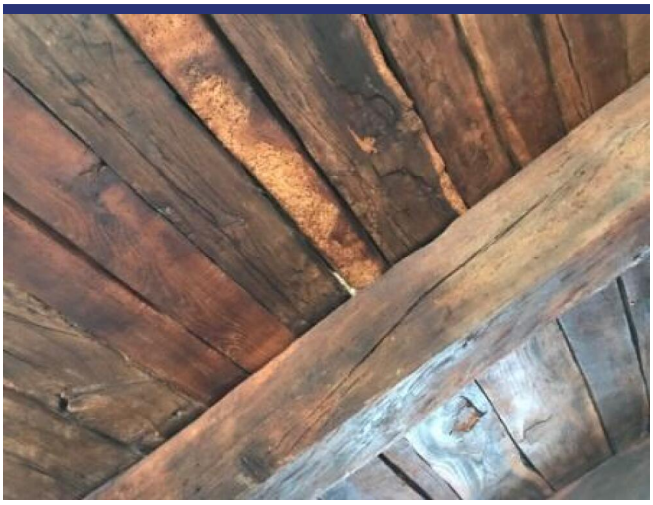


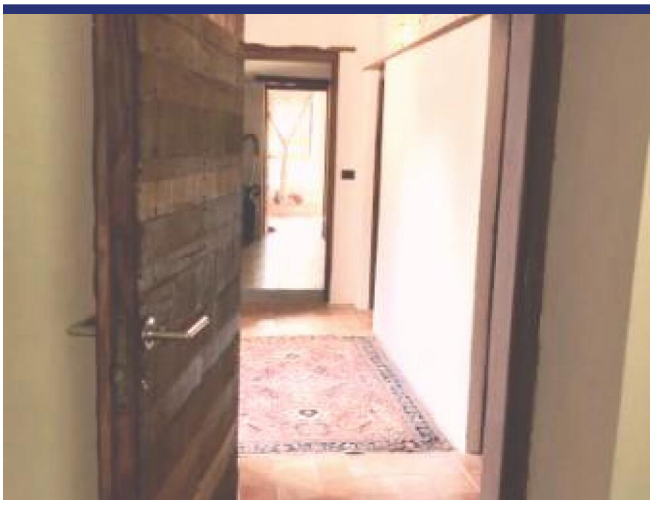


















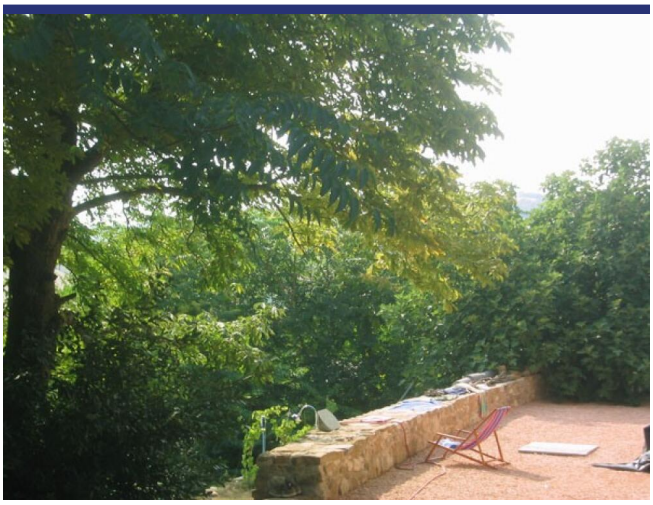


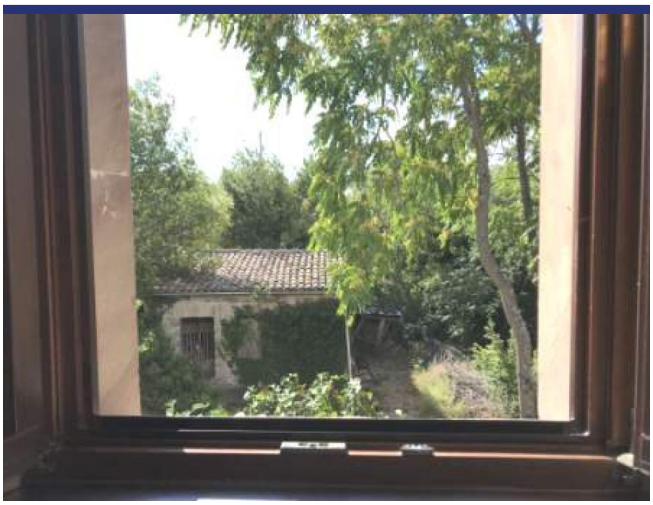


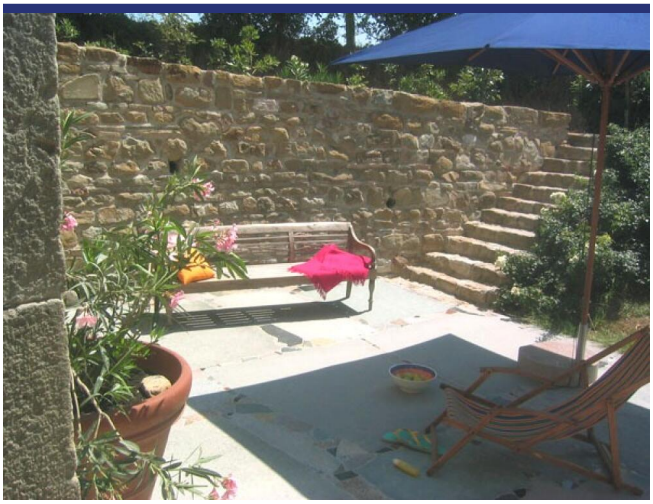


Ref. 5221 Pergola





















Location & Details



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

- Reference: 5221
- Villa/Farmhouse
- Panoramic View
- 35 km to Sea
- 4 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: To be realised
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 695.000

- Floorspace: 700 m^2
- SQM Plot: 5000 m^2
- Bedrooms: 7
- Bathrooms: 3
- 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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