

Le Marche

Sassoferrato

Ref. 1093: Private location overlooking the Apennine Mountains

Asking Price: € 980.000



Description

Casa Castellaro has one hectare of land. There are two buildings: the main house with 350 square meters of floor space (traditionally the farmhouse) and an annex of 100 square meters (traditionally the barn). The property is in a private location overlooking the Apennine Mountains and a historic town. It is only a 10-15 minute drive to three historic towns - Sassoferrato, Pergola and Arcevia - each with historic centres but also practical requirements such as supermarkets, pharmacies and hospitals.

The buildings and landscaping were designed by leading Umbrian restoration architects Andrew Rowland and Olimpia Conti. The refurbishment was carried out in keeping with local principles and styles and using local materials. At the owners' request, the design was done consistent with traditional Asian architectural principles of Vaastu - maximising the flow of positive energy. Every detail of the restoration, decoration and furnishing of the house were considered individually and no two rooms are designed in the same manner.

The house is built over three stories. The annex is built over two stories. The main house contains two large living spaces (both with fireplaces and one with an adjoining powder room), a large kitchen and dining area and a separate utility room. All appliances are Miele or Ilve including a 1.5 meter cooker. The kitchen is fully supplied with high quality cooking utensils, cutlery, plates, glasses, etc.

The house contains five double bedrooms - all with en suite bathrooms and one with an additional single bed in a loft. Each room has been designed in keeping with one of the five main elements in Asian philosophy: Earth, Water, Fire, Air and Space.

The annex contains two double bedrooms - each with en suite bathrooms. All the bathrooms are equipped with high quality fixtures and fittings. The house has an outdoor loggia for dining and relaxing. The annex has an outdoor wood terrazza designed according to traditional Sri Lankan design styles and with stunning view of a historic town and the mountains.

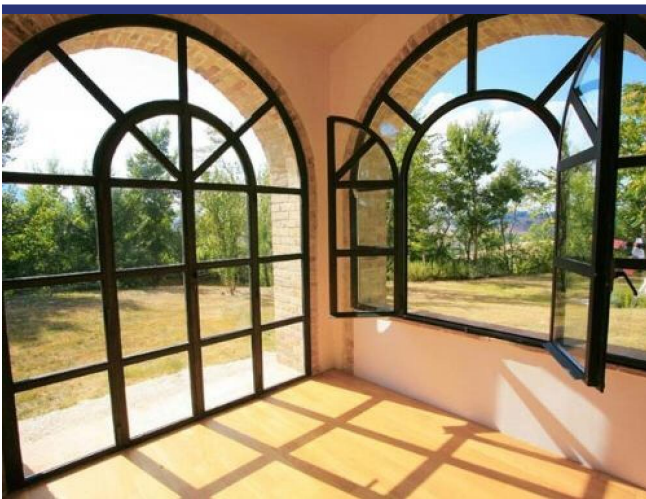
The house and annex are furnished with traditional Asian (predominantly Sri Lankan) furniture, rugs, and art work combined with modern European furnishings. All mattresses are custom designed and are accompanied by 350 thread count bed linen and handmade bed coverings. The annex contains on the lower floor a custom yoga studio with sprung floors, underfloor heating and two changing rooms. It comfortably accommodates 12 people. The studio is suitable for range of other activities (art classes, seminars, a gym, etc.). Both buildings have high end plumbing and electric systems including digital thermostats, dimmer switches and a second large water tank to collect runoff water.

The property has been re-landscaped and re-planted with an emphasis on local species. During the summer months, the smell of lavender and rosemary sweeps across the entire property. An orchard has also been planted with 40 olive trees and a variety of fruit trees. The landscaping includes a computerised irrigation system. An outdoor lighting system creates a wonderful ambience during the evenings. The parking lot can accommodate several vehicles at the same time. The property has two gates - one on the main road and another at the immediate entrance to the property.

Verdichio wine growing region and any number of fascinating and gastronomic hill towns and markets are a 30-minute drive. There is fantastic walking directly from house or generally throughout the region. The Senigallia beach is a 40-minute drive. The Genga cave system, Europe's largest cave system, is a 30-minute drive. The famous renaissance town of Urbino is a one-hour drive.

Ancona airport is a one-hour drive from Ancona airport. Several international flights come directly to Ancona or connect via Rome or Milan. The Rome to Ancona highway is currently being expanded to dual carriageway, which will facilitate quick access to the property from Rome (from Rome, the property is currently circa 3 hours by train or car).

Pictures





Location & Details



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

- Reference: 1093
- Villa/Farmhouse
- Apartement/In borgo
- Panoramic View
- 45 km to Sea
- 5 km to Village
- Garden
- Central Heating
- Fire Place
- Garage: Parking Space
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 980.000
- Floorspace: 450 m²
- SQM Plot: 10000 m²
- Bedrooms: 11
- Bathrooms: 10
- Property Management
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Temporarily not for sale

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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