

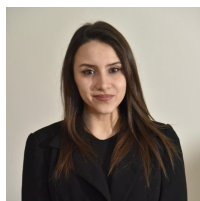
Rustic/Farmhouse/Court for Sell in Acqualagna

📍 Vocabolo Ca' Lupaccino, Pesaro e Urbino, 61041 (PU)

595.000€



Contact info



CB Best Properties

Claudia Lucan

Phone: +39 075 9276639
Email: claudia.lucan@cbitaly.it

Description

PROPERTY DESCRIPTION

Nestled in a private, dominant, and easily accessible location, we offer a stone farmhouse in Acqualagna, the renowned truffle homeland, a short distance from the picturesque Furlo Gorge Nature Reserve.

The property enjoys a panoramic view of rare beauty, enhancing the surrounding landscape while ensuring absolute privacy and tranquility. There's even the option to build a swimming pool that blends seamlessly into the landscape.

INTERNAL COMPOSITION

The farmhouse is spread over two levels with a total surface area of approximately 265 m2, offering large, bright and well-distributed rooms.

On the ground floor, the entrance leads to a spacious living room with a fireplace, where rustic style blends with modern elements. From here, you access a 34-square-meter porch, embellished with elegant wrought-iron railings crafted by local artisans. On the same level, there is a fully equipped kitchen, study, two double bedrooms, two bathrooms, and convenient storage rooms.

The upper floor, connected by a double internal staircase and featuring a private entrance, is an ideal solution for independence. This floor houses the sleeping area with two double bedrooms and two bathrooms.

OUTDOOR SPACES

The property is surrounded by approximately 11 hectares of fenced land, which includes a splendid panoramic terrace perfect for outdoor lunches and dinners.

The land is home to a vineyard of approximately 3,000 square meters, approximately 200 olive trees, and over 30 fruit trees of various varieties, offering an authentic and productive setting.

The property includes a large garage of approximately 60 m2 and the possibility of building a swimming pool, thanks to the existing systems.

STATE AND FINISHES

The farmhouse, dating back to the early 1900s, was carefully renovated in 2011, preserving its original charm.

The interiors feature original tile floors on the ground floor and high-quality stoneware on the upper level, with wooden beams and exposed tiles lending warmth and authenticity to the rooms. Solid wood doors and wooden window frames with security grilles complete the finishing touches.

The exposed stone exterior maintains the property's historic character, while the furnishings help create a perfect balance between rustic style and contemporary elegance.

The property is equipped with an LPG system, electricity and mains water.

USE AND POTENTIAL

Thanks to its strategic location and the highly prized landscape, this property represents an ideal solution both as a primary residence and as a second home or charming accommodation facility.

Its proximity to major natural attractions, the sea, and the mountains, combined with the presence of efficient transport links such as main roads, highways, train stations, and the airport, further enhances its value and potential.

DISTANCES AND POSITIONS

CITY

Acqualagna 5 km

Furlo 7 km

Urbino 16 km

Fano 44 km

Ancona 97 km

Florence 170 km

Rome 250 km

SEAS, LAKES and RIVERS

Adriatic Sea 44 km

Conero Riviera 110 km

Lake Fiastra 120 km

Lake Trasimeno 138 km

AIRPORTS

Ancona Airport – Raffaello Sanzio 83 km

Rimini Airport 86 km

Florence Airport 185 km

Bologna Guglielmo Marconi Airport 207 km

Rome Airport 283 km

Details



Property ID: CBI160-2553-61



Surface: 265.00 m²



Rooms: 15



Garden: Privato, 2.900 sqm



Bathrooms: 4



Energy Class: G



Bedrooms: 5

Property Features



Floor: On two levels



Conservation status: Renovated



Current condition: Free upon deed



Surface: 265.00 m²



Rooms: 15



Bedrooms: 5



Bathrooms: 4



Kitchen: Habitable



Position: Peripheral



Shower: Yes



Parking space: Uncovered



Garage: Double



Garden: Private, 2.900 sqm



Fireplace: Yes



Terrace: Present

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



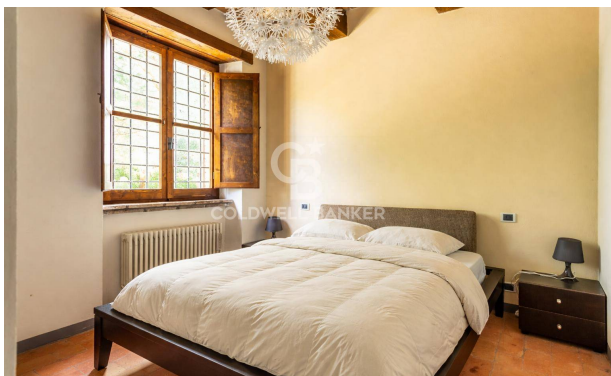
Shopping Centers



Municipal Offices / Town Halls

Images







**PER MOTIVI DI PRIVACY LE PLANIMETRIE
SONO CONSULTABILI SOLO SU RICHIESTA**

