



Rustic/Farmhouse/Court for Sale in Cagli

€ 1.500.000

Ref. CBI160-2553-137



570 sq.m | Bathrooms: 7 | Bedrooms: 6 | Rooms: 13

PROPERTY DESCRIPTION

In the heart of the Montefeltro countryside, in a strategic location, we offer an elegant farmhouse of approximately 380 square meters with a panoramic swimming pool and a large porch. The property, dating back to the early 1900s, has been expertly renovated with a project that combines the charm of tradition with the comfort of modern design. The property is located in Acqualagna, the city of truffles and renowned for its gastronomic excellence.

The property also includes a renovated former barn of approximately 150 m² and a multipurpose warehouse, perfect as an outbuilding or to create a wellness center.

OUTDOOR SPACES

The farmhouse is surrounded by a private park of approximately 3 hectares, completely fenced and cared for down to the smallest detail, equipped with a home automation irrigation system divided into 12 sectors.



The 10x6.5 m swimming pool overlooking the valley is one of the farmhouse's strong points, a perfect place to enjoy moments of conviviality and pure relaxation.

The garden extends to the banks of the Candigliano River, where there's a private beach for exclusive use on the clear, rushing waters, a unique space to experience nature in complete privacy.
Other amenities on the property include a well, solar panels, and an electric car charging station.

STATE AND FINISHES

The farmhouse, with its striking façade in local pink stone, has undergone a meticulous restoration that has maintained authentic features such as exposed wooden beams and terracotta floors, enriching them with contemporary details.

Ground floor: large living room with fireplace and direct access to the garden, eat-in kitchen, laundry area, bedroom with ensuite bathroom with bathtub, cellar and another bathroom.

First floor: large living room, kitchen with fireplace, bedroom with en-suite bathroom and hydromassage jacuzzi, another bedroom and bathroom.

The former barn, also on two levels, offers:

Ground floor: kitchen, living room, bedroom with en-suite bathroom and direct access to the garden.

First floor: small living room, bedroom with en-suite bathroom.

The property's bathrooms are equipped with LCD technology, an innovative film that allows, with a simple electrical command, the glass to be made opaque or transparent depending on your needs. The entire complex is managed by an advanced home automation system.

USE AND POTENTIAL

The property is ideal as a prestigious private residence, perfect for those who wish to live immersed in nature without sacrificing modern comforts, or as a luxury accommodation facility.
A unique property, capable of combining authenticity, innovation and scenic beauty.

DISTANCES AND POSITIONS

City

Acqualagna 3 km
Urbino 22 km
Gubbio 37 km
Assisi 90 km
San Marino 106 km
Rome 255 km

Airports



Perugia Airport 83 km
Rimini Airport 85 km
Ancona Airport 84 km
Bologna Airport 207 km
Rome Airport 281 km

Attractions

Furlo Nature Reserve 8 km
Frasassi Caves 50 km
Gradara 69 km
Conero Riviera 112 km

Certification

Energy Class: Not applicable

Property Informations

Address: Str. Valubbio, 16, 61043 Cagli PU, 16

Zip Code: 61043

Bedrooms: 6

Bathrooms: 7

Rooms: 13

Internal condition: Excellent

---> **data_operazione** <---: 0000-00-00

---> **esclusiva** <---: 1

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Floor: On two levels

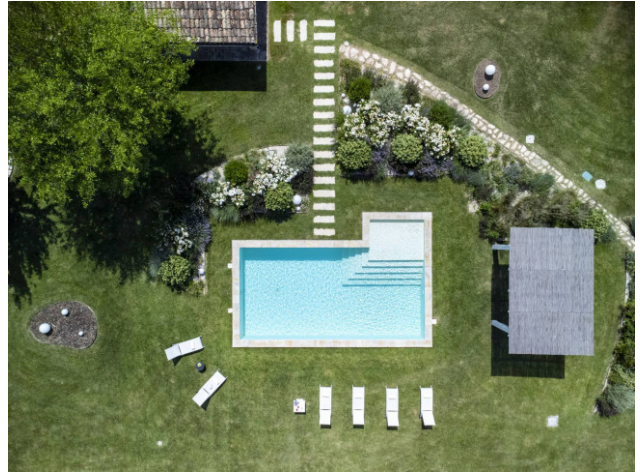
Total floors: 2

Parking space: Uncovered

Current Status: Available after the deed of sale

Garden: Private, 30.000 sq.m

Kitchen: Eat-in kitchen











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

