CB Best Properties
Via Leonardo da Vinci 23 - 06024 Gubbio
Phone number (+39) 075 9276639

Rustic/Farmhouse/Court for Sale in Fermignano
€ 1.190.000
Ref. CBI160-2553-142



335 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 17

Property Description

In Fermignano, in the heart of the Montefeltro region, nestled in the picturesque Furlo Nature Reserve, we offer a splendid, expertly renovated historic villa, situated in a private and panoramic location on Mount Petralata.
The home stands out for its magnificent porch of over 100 square meters, ideal for enjoying natural light in any season, and for a well-kept garden of approximately 6,000 square meters, enriched by fruit trees, ornamental shrubs, and a majestic centuries-old laurel tree.

Internal composition

The villa, spread over three levels for a total surface area of approximately 335 m2, is connected internally by a large staircase.
Ground floor: large living room, bright veranda with large windows and exposed stone walls, eat-in kitchen, laundry room, storage room, utility room, and guest bathroom. First floor: four double bedrooms, one with an ensuite bathroom featuring a whirlpool tub and a large walk-in closet, and two additional bathrooms. Second floor: cozy attic offering additional living space, ideal as a study, relaxation area, fitness area, or guest bedroom.
Outdoor spaces

The 6,000 m2 private park is completely fenced and surrounded by hedges on the roadside and served by an irrigation system and external lighting.
The square is paved with frosted stone, while the main entrance is equipped with an automatic driveway gate and video intercom.
The property includes a pergola used for parking, above which we find 3kW photovoltaic and solar panels.

Condition and finishing

The villa has undergone a complete renovation, carried out with great attention to the quality of the materials and respect for the original architecture.
Among the main technical features:
· internal insulation and thermo-ventilated roof;
· oak beams, window frames, shutters and door in Niangon wood with mosquito nets;
· underfloor heating (divided into 5 zones) on the main floors and radiators in the attic;
· heat pump, pellet hydro-stove and thermo-fireplace;
· security system with internal and external volumetric sensors and reinforced contact frames.
· Pink Furlo stone on the outside.

Use and potential

This charming residence represents a perfect combination of historical elegance and contemporary comfort.
Ideal as a prestigious private residence or as a stately home, it is located in a strategic area of Montefeltro, easily accessible via a municipal road and immersed in the quiet of the Marche countryside.

DISTANCES AND POSITIONS

CITY
Fermignano 4 km
Acqualagna 12 km
Urbino 13 km
Fano 47 km
Pesaro 60 km
Genga 56 km
Ancona 100 km
Florence 176 km
Rome 266 km

SEAS, LAKES and RIVERS
Adriatic Sea 47 km
Conero Riviera 115 km
Lake Fiastra 129 km
Metauro River

AIRPORTS:
Ancona Airport 86 km
Rimini Airport 88 km
Florence Airport 188 km
Bologna Airport 210 km
Rome Airport 292 km

Certification

Energy Class: A3

Property Informations

Address: Ca' di Sopra, snc **Zip Code**: 61033

Bedrooms: 4	**Bathrooms**: 4
Rooms: 17	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Multilevel
Total floors: 2	**Current Status**: Available after the deed of sale
Garden: Private, 6.000 sq.m	**Kitchen**: Eat-in kitchen
Garage: for three cars, 100 sq.m	

















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