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

Villa for Sale in Fossombrone

€ 895.000

Ref. CBI160-2553-147



350 sq.m | Bathrooms: 10 | Bedrooms: 6 | Rooms: 11

PROPERTY DESCRIPTION

In the green Marche countryside, just a stone's throw from Fossombrone, we offer a 20th-century farmhouse, completely renovated while preserving its original charm. The property also includes a splendid outbuilding, a large swimming pool, a tennis court, and two bocce courts.

INTERNAL COMPOSITION
The farmhouse is spread over two levels, connected by both an internal staircase and an elegant external stone staircase, for a total surface area of approximately 280 m2.
The ground floor features a welcoming living room with a fireplace, a professional kitchen, a double bedroom, and an ensuite bathroom. The living area opens onto a large porch, already equipped with underfloor heating, ideal for conversion into a refined enclosed veranda for year-round use.
The first floor hosts four spacious double bedrooms, each with en-suite bathroom.
The property includes an independent outbuilding comprising a kitchen, bedroom, closet, and bathroom. It also features an external porch that can be closed off and used as an additional living space.

STATE AND FINISHES
Completely renovated in 2016, the property features high-quality finishes such as brushed oak plank floors, exposed wooden beams, and portions of authentic Furlo stone walls. Outside, the red plaster recalls the architectural character of traditional farmhouses.
The sleeping area consists of four double bedrooms, each with its own identity, enriched by elegant and refined furnishings.
The living area is distinguished by its original brick floors, characteristic of the Marche tradition.
The double-glazed wooden window frames ensure excellent thermal and acoustic insulation, complemented by white shutters that create a harmonious contrast with the red of the external facade.

OUTDOOR SPACES
The farmhouse is surrounded by a 10,000-square-meter private park, fully fenced and equipped with an automatic gate. The meticulously maintained garden features a tennis court, two bocce courts, and a children's play area.
The rectangular swimming pool (12 x 6) with a constant depth of 1.40 m is heated by solar panels.
The property includes a gym equipped with separate changing rooms for men and women, each with a shower, as well as an additional multipurpose room.

USE AND POTENTIAL

This property represents a rare opportunity for those seeking an exclusive retreat, perfect as a private retreat for those seeking complete privacy, or as a hospitality facility offering unforgettable experiences in a unique setting. The property's versatility makes it suitable for a variety of uses.

DISTANCES AND POSITIONS

City
Fossombrone 8km
Fano 25 km
Urbino 29 km
Pesaro 41 km
Gubbio 58 km
Rimini 75 km
Florence 192 km

Sea and Lakes
Furlo Nature Reserve 19 km
Lake Fiastra 100 km
Lake Trasimeno 137 km
Adriatic Sea 20 km

Airports
Fano Airport 26 km
Rimini Airport 75 km
Bologna Airport 190 km
Florence Airport 200km

Motorway
A14 20 km

Certification

Energy Class: A1

Property Informations

Address: Via dei Molini, 32	**Zip Code**: 61034
Bedrooms: 6	**Bathrooms**: 10
Rooms: 11	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: On two levels
Total floors: 2	**Parking space**: Uncovered
Date of construction: 1900	**Current Status**: Available after the deed of sale
Garden: Private, 10.000 sq.m	**Kitchen**: Eat-in kitchen

















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