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

Rustic/Farmhouse/Court for Sale in Urbino
€ 1.190.000
Ref. CBI160-2553-150



370 sq.m | Bathrooms: 2 | Bedrooms: 4 | Rooms: 8

PROPERTY DESCRIPTION

Just minutes from Urbino, a city of art and a UNESCO World Heritage Site, stands this splendid early 20th-century farmhouse, immersed in the tranquility and timeless charm of the rolling Marche hills.
The expertly restored property extends over two levels with a total surface area of approximately 300 square meters, surrounded by a private park of over 7,800 square meters with an olive grove, a panoramic swimming pool, and a large porch ideal for outdoor living in any season.

INTERNAL COMPOSITION

The warm and welcoming interiors are organized on two floors connected by an internal staircase.
On the ground floor, there's a bright living room with a fireplace, two spacious double bedrooms, and a bathroom with a shower. The living room leads to a small sitting area that opens directly onto a small outdoor porch, perfect for relaxing.
The lower floor, also with direct access to the garden and pool, features a living area with a built-in kitchen and central island, two further double bedrooms, and a bathroom with shower.

The rooms are characterised by quality materials that give the farmhouse an authentic yet elegant atmosphere.

STATE AND FINISHES

The farmhouse has been renovated with care and respect for local tradition.
The exposed wooden beams and handcrafted terracotta floors create a perfect balance between authenticity and modern comfort.
All the window frames are made of wood with mosquito nets, the original doors have been restored and decorated, and the entrance is equipped with a security door.
The property also features a home automation system, air conditioning, a fireplace, video surveillance, and methane heating.

OUTDOOR SPACES

Surrounded by a fully fenced private park, the farmhouse fits harmoniously into the surrounding landscape.
The meticulously tended garden features flowerbeds of roses, oleanders, geraniums, and jasmine, alternating with mulberry and strawberry trees, and aromatic corners of lavender, thyme, rosemary, and sage.
The olive grove of approximately 145 trees allows us to produce an excellent extra virgin olive oil.
The panoramic swimming pool (12 x 5 m), with light blue lining, offers an open view of the Marche countryside, while the porch is the ideal space for outdoor lunches and dinners.
The property also includes a brick wood-fired oven, a utility room for tool storage, and an automated irrigation system powered by two wells and the mains water supply.

USE AND POTENTIAL

This charming property is ideal for those who want to enjoy the privacy and tranquility of the countryside, yet still be close to the Marche region's main art and culture centers.
Perfect as a private residence, holiday home, or exclusive country home, it represents a rare balance between contemporary comfort and rural authenticity, just 8 km from Urbino.

DISTANCES AND POSITIONS

City

Urbino 8 km
Gradara 35 km
San Marino 40 km
Pesaro 42 km
Rimini 65 km
Gubbio 67 km
Bologna 177 km

Sea and Lakes
Lake Trasimeno 147 km
Adriatic Sea 50 km

Airports
Fano Airport 50 km
Rimini Airport 59 km
Bologna Airport 180 km
Florence Airport 272 km

Certification

Energy Class: Not appliable

Property Informations

Address: Via Ca' Bevilacqua, 4

Zip Code: 61029

Bedrooms: 4

Bathrooms: 2

Rooms: 8

Internal condition: Excellent

---> 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, 7.800 sq.m

Kitchen: Eat-in kitchen

Garage: Shed

















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