



# Rustic/Farmhouse/Court for Sale in Cantiano Pontericcioli Confidential Negotiation Ref. CBI160-2597-158



**800 sq.m | Bathrooms: 11 | Bedrooms: 8 | Rooms: 8**

## PROPERTY DESCRIPTION

In a picturesque location between the Marche and Umbria regions, in the heart of Montefeltro, we offer for sale a prestigious stone farmhouse dating back to 1628, expertly renovated and part of the ancient system of Dovecote Towers of the Duchy of Urbino. The approximately 800 square meter residence combines the historic charm of the original structure with high-end modern comforts. To further enhance it, an exclusive wellness area and a splendid swimming pool with hydromassage.

## OUTDOOR SPACES

The property is surrounded by a private park of approximately 6,200 square meters, meticulously maintained and complete with a swimming pool, relaxation area, and beach volleyball court, an ideal oasis for enjoying moments of absolute well-being in the open air, immersed in the tranquility of the surrounding landscape.



## STATE AND FINISHES

The restoration was carried out with the utmost attention to preserving the original materials, preserving the architectural authenticity with stone facades, exposed wooden beams, terracotta floors, and double-glazed wooden window frames. The project successfully combined elegance, tradition, and contemporary functionality.

## INTERNAL COMPOSITION

The property is spread over three levels for a total of 800 m<sup>2</sup>.

Inside the tower, in the historically oldest part of the complex, an apartment with private entrance has been created consisting of a kitchen, living room, two double bedrooms, and two bathrooms with shower.

The main building houses six additional rooms, each with a unique style (romantic, chic, ethnic), some of which overlook the private garden. All rooms have en-suite bathrooms and air conditioning.

On the ground floor, there is a large and bright dining room, flanked by a fully equipped professional kitchen, reception area, and an elegant bar serving the pool area.

## WELLNESS AREA

A recently built, modern wellness center completes the property, featuring a sauna, Turkish bath, sensory shower, heated hydromassage pool, relaxation area, and herbal tea room. The large windows open onto the private garden, offering an intimate and refined atmosphere, ideal for rejuvenating in complete privacy. A small, fully equipped gym is also available.

## USE AND POTENTIAL

The property is currently used as a hospitality business, such as Boutique Country, and is ideal for those looking for a fully-functioning property, but is equally suitable for exclusively private use.

Perfect for those seeking absolute privacy surrounded by greenery, without sacrificing the convenience of the main services nearby.

## DISTANCES AND POSITIONS

### City

Cantiano 3 km  
Gubbio 16 km  
Urbino 43 km  
Assisi 69 km  
Perugia 69 km  
Florence 177 km  
Rome 233 km

### Sea and Lakes

Lake Trasimeno 95 km  
Lake Fiastra 102 km  
Adriatic Sea 61 km  
Tyrrhenian Sea 220 km

### Airports

Perugia Airport 62 km  
Ancona Airport 103 km  
Rimini Airport 105 km  
Florence Airport 190 km  
Bologna Airport 235 km  
Rome Airport 260 km

## Certification

**Energy Class:** Not applicable

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## Property Informations

**Address:** Località San Rocco, 11

**Zip Code:** 61044

**Bedrooms:** 8

**Bathrooms:** 11

**Rooms:** 8

**Internal condition:** Excellent

**---> data\_operazione <---:** 0000-00-00

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

**:** 0000-00-00

**Floor:** 3

**Total floors:** 3

**Parking space:** Uncovered

**Date of construction:** 1628

**Current Status:** Available after the deed of sale

**Garden:** Private, 6.200 sq.m

**Kitchen:** Eat-in kitchen









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