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

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 m2.
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 appliable

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











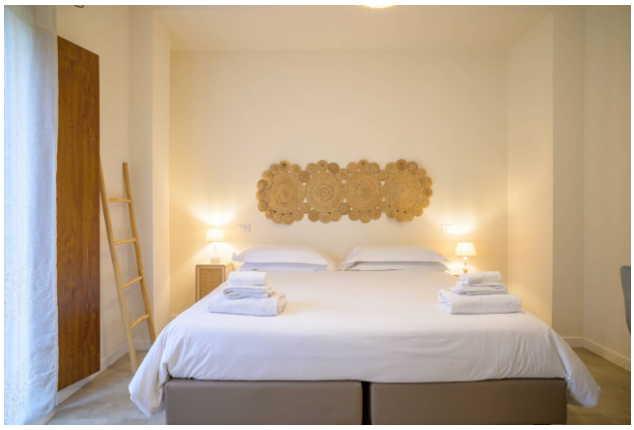






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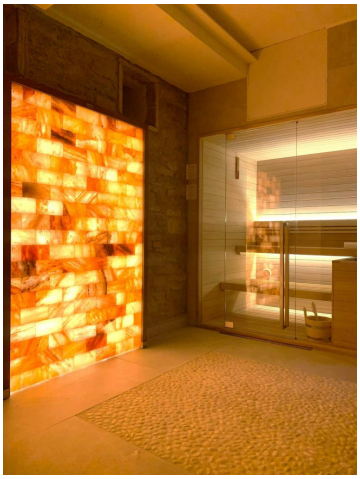




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