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

Rustic/Farmhouse/Court for Sale in Urbino

€ 790.000

Ref. CBI160-2598-162



590 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 11

PROPERTY DESCRIPTION

Nestled in the rolling countryside of the Pesaro hinterland, just 8 km from the historic center of Urbino, the cradle of the Renaissance and a UNESCO World Heritage Site, this farmhouse represents the perfect balance between rural authenticity and contemporary comfort.
The property is nestled in a natural setting of rare beauty, dominated by silence, absolute privacy, and harmonious hills, offering an exclusive lifestyle in close contact with nature.

INTERNAL COMPOSITION

The farmhouse is currently divided into two independent residential units, an ideal solution for hospitality, families, or a hospitality business, covering a total of 520 m2.
The first unit, entirely on the ground floor, has a private entrance overlooking the private courtyard. The rooms include a large living area with kitchen, a guest bathroom, a study, two double bedrooms with bathrooms, and an additional living room with kitchen, creating versatile and functional spaces.

The second unit, on the first floor, is accessed by a large landing that serves as a hallway. The living room, characterized by high ceilings, seamlessly connects with the kitchen and dining room, both of which feature a charming brick fireplace. The sleeping area features two double bedrooms, one of which has an ensuite bathroom with a whirlpool tub.

OUTDOOR SPACES

The property is surrounded by approximately 28 hectares of land, guaranteeing complete privacy and uninterrupted contact with the Marche landscape.
A large, immaculately maintained private courtyard of over 7,000 square meters is enhanced by paved paths, ornamental trees, and relaxation areas ideal for outdoor dining and convivial gatherings.
The completely flat and private outdoor spaces are ideal for the construction of an in-ground pool, further enhancing the value and comfort of the property.
An imposing automatic gate leads to the charming private driveway leading to the home, emphasizing the sense of exclusivity from the moment you enter. The property also includes two large underground garages, ideal for storing multiple vehicles and equipment.

STATE AND FINISHES

The farmhouse underwent a complete and meticulous renovation in the early 2000s, aimed at preserving the authentic charm of the Marche country homes while integrating it with modern comforts and quality finishes.
Exposed wood-beamed ceilings, terracotta floors, spacious eat-in kitchens, and fireplaces contribute to a warm and refined atmosphere.
The generous living areas have been designed to offer a truly relaxing living experience.
The internal layout allows for the two units to be easily connected and transformed into a single, prestigious residence.

USE AND POTENTIAL

Living in the Urbino countryside means choosing the silence, beauty, and authenticity of the Marche hills, without giving up the services, culture, and charm of a university and art city like Urbino.
This property is ideal as a primary residence, a luxury holiday home, or an investment property for high-end hospitality.

DISTANCES AND POSITIONS

City
Urbino 8 km
Pesaro 45 km
San Marino 50 km
Fano 55 km
Riccione 63 km

Sea and Lakes
Adriatic Sea 45 km

Airports
Rimini Airport 66 km
Ancona Airport 95 km
Florence Airport 190 km
Bologna Airport 197 km

Certification

Energy Class: Not appliable

Property Informations

Address: Via Maciolla, 37

Zip Code: 61029

Bedrooms: 4

Bathrooms: 3

Rooms: 11

Internal condition: Restored

---> data_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 0000-00-00

Floor: 2

Total floors: 2

Parking space: Covered

Date of construction: 1900

Current Status: Available after the deed of sale

Garden: Private, 7.000 sq.m

Kitchen: Eat-in kitchen

Garage: for four cars, 95 sq.m

















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