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

Villa for Sale in Acqualagna
Furlo
€ 2.595.000
Ref. CBI160-2597-172



648 sq.m | Bathrooms: 7 | Bedrooms: 5 | Rooms: 12

PROPERTY DESCRIPTION

In a dominant and exclusive location, in the heart of the Furlo Gorge State Nature Reserve in the Marche region, we offer an eco-sustainable design residence inspired by the principles of Bauhaus architecture. The pristine canyon landscape literally enters the home through large glass surfaces, creating a continuous dialogue between essential architectural lines, contemporary comfort, and protected nature.

INTERNAL COMPOSITION

The residence extends over four levels with a total surface area of approximately 470 m2, connected internally and externally, designed for both private and high-end hospitality use.

Third Floor: Splendid master suite with a wood-burning fireplace, ensuite bathroom with a panoramic tub, and 30 feet of windows offering breathtaking views of the Furlo Gorge and Mount Paganuccio. Direct elevator access and a large, beautifully landscaped

panoramic terrace with a vegetable garden and orchard.

Second Floor: Bright living room with fully equipped kitchen, designed as the convivial heart of the home, with open views of the valley. Dining room with wood-burning fireplace, bedroom with en-suite shower, in a harmonious and functional space.

First Floor: Three bedrooms with large ensuite bathrooms, each with a strong identity: one with warm and enveloping tones, one embellished with exposed stone and one characterised by a spectacular view of Mount Paganuccio.

Ground Floor: Large, independent apartment with dedicated access. A laundry area and garage complete the amenities.

Basement: Level entirely dedicated to wellness, with a glass-enclosed yoga room, relaxation area, bathroom, and two separate utility rooms for efficient system management.

OUTDOOR SPACES

The outdoor spaces are designed as a large private lookout point overlooking the gorge, with expansive panoramic terraces, a rock-cut pool, waterfalls, and an outdoor jacuzzi overlooking the canyon, offering a view of rare beauty and an atmosphere of absolute tranquility.
The wellness area is complete with a glass-enclosed yoga room and an Iglucraft Finnish sauna, ideal for meditation, retreats, and moments of deep regeneration.

STATE AND FINISHES

The residence underwent a complete and meticulous renovation between 2018 and 2020, crafted to the highest quality standards (glass, wood, stone, and steel), a model of sustainable renovation unique in the Marche region. The high-quality finishes showcase natural materials and cutting-edge technological solutions. Highly durable wood exterior cladding, parquet flooring, cork bathroom cladding, Schuco triple-glazed windows, and a sophisticated home automation system that integrates and remotely manages the systems.
Living comfort, high energy efficiency and intelligent space management.

USE AND POTENTIAL

A one-of-a-kind residence, ideal for those seeking luxury, contemporary design, sustainability, and an absolutely exclusive natural setting.
Perfect as a private residence or as a charming ecolodge.

DISTANCES AND POSITIONS

City

Furlo 600m
Acqualagna 5 km
Gubbio 40 km
Fano 38 km
Pesaro 50 km

Sea and Lakes

Adriatic Sea 38 km
Lake Fiastra 120 km

Airports

Ancona Airport - Raffaello Sanzio 80 km
Perugia San Francesco d'Assisi Airport, 87 km
Rimini Airport 79 km
Bologna Guglielmo Marconi Airport 200 km
Rome Fiumicino Airport 285 km

Certification

Energy Class: A1

Property Informations

Bedrooms: 5	**Bathrooms**: 7
Rooms: 12	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: 4
Total floors: 4	**Parking space**: Uncovered
Lift: Yes	**Current Status**: Available after the deed of sale
Terrace: Present	**Garden**: Private, 3.230 sq.m
Sea distance: 600 meter	**Kitchen**: Eat-in kitchen
Garage: for one car	

















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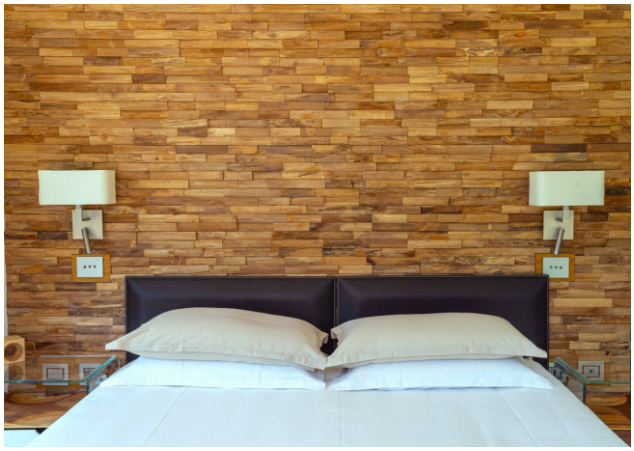




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