



Rustic/Farmhouse/Court for Sale in Fermignano

Pagino

€ 750.000

Ref. CBI160-2597-174



540 sq.m | Bathrooms: 8 | Bedrooms: 8 | Rooms: 10

PROPERTY DESCRIPTION

Just minutes from the Furlo Nature Reserve, in the heart of the Marche hills, we offer a stone farmhouse dating back to the early 1900s, expertly renovated and immersed in a setting of absolute privacy.

The property enjoys an exclusive yet easily accessible location, in the immediate vicinity of Acqualagna, the renowned truffle capital and a short distance from the spectacular Frasassi Caves.

INTERNAL COMPOSITION

The main farmhouse of approximately 350 m² is spread over two levels.

On the ground floor, a spacious and charming living room with a fireplace and wood-burning oven, embellished by three original stone arches, opens directly onto an elegant 33 square meter porch, ideal for outdoor dining and socializing.

On the first floor, five spacious double bedrooms, each with an en-suite bathroom, designed to ensure comfort and privacy.

The annex, approximately 110 square meters, was created from the renovation of an old barn and has been transformed into three



independent apartments, which can be connected if necessary. Each unit has an outdoor porch, making the property perfect for hospitality.

OUTDOOR SPACES

The private park extends over approximately 37,000 square meters of flat land, is fully illuminated and equipped with an irrigation system. The views extend to the mountains, woods, and surrounding countryside, creating a uniquely evocative atmosphere.

A unique and distinctive feature of the property is the private beach on the Candigliano River, an exclusive natural space where you can enjoy moments of relaxation.

The construction of a swimming pool has already been authorized, a further added value that will allow the property to be completed with a panoramic wellness area.

STATE AND FINISHES

The property has been completely renovated respecting the original architecture and has been adapted to anti-seismic criteria, ensuring high safety standards.

The finishes include exposed wooden beams, terracotta floors, wooden window frames and shutters, LPG heating, mains water supply, and two private wells.

USE AND POTENTIAL

An ideal solution for those who want to live in the Marche region, surrounded by nature yet close to the main services.

Perfect as a private residence, country house or accommodation facility.

A property that combines authenticity, privacy, and entrepreneurial potential in one of the most charming corners of central Italy.

DISTANCES AND POSITIONS

CITY

Furlo 6 km
Acqualagna 12 km
Fermignano 18 km
Urbino 19 km
Fano 34 km
Ancona 99 km
Florence 179 km

SEAS, LAKES and RIVERS

Adriatic Sea 34 km
Conero Riviera 104 km
Lake Fiastra 124 km

AIRPORTS

Ancona Airport - Raffaello Sanzio 73 km
Rimini Airport 75 km
Florence Airport 179 km
Bologna Guglielmo Marconi Airport 206km
Rome Airport 292 km

Certification

Energy Class: Not applicable

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Property Informations

Address: Località Pagino, 100

Zip Code: 61033

Bedrooms: 8

Bathrooms: 8

Rooms: 10

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, 37.000 sq.m

Kitchen: Eat-in kitchen





