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

Villa for Sale in Apecchio
€ 1.052.000
Ref. CBI160-2597-183



490 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5

PROPERTY DESCRIPTION

Strategically located on the border between the Marche, Emilia-Romagna, and Umbria regions, in the Apecchio area, this charming property is nestled in a captivating natural setting, characterized by hills and open views that convey tranquility and authenticity.
The 200-square-meter main villa is enhanced by an elegant 28-square-meter porch, ideal for enjoying the outdoor space in any season, and is flanked by a 22-square-meter independent guesthouse. The entire property is surrounded by a large panoramic garden with a swimming pool, offering absolute privacy and relaxation.

INTERNAL COMPOSITION

The main house is spread over two levels connected by an internal staircase.
On the ground floor, you're greeted by an entrance hall that leads to a large, bright living room with a fireplace, featuring a Corten chimney that gives the room a contemporary touch, an open-plan kitchen, a well-organized dining area, and a bathroom with shower.
The upper floor opens onto a pleasant mezzanine arranged as a sitting area, designed as a relaxation area. The sleeping area consists of two double bedrooms, a walk-in closet, and a bathroom.

The small and functional annex offers an independent space ideal for guests or staff.

OUTDOOR SPACES

The furnished porch is one of the most pleasant spaces on the property, perfect for peaceful outdoor lunches and dinners, with an open view of the landscape.
A few meters from the villa is a panoramic 12 x 6 meter swimming pool with a constant depth of 1.35 meters, equipped with a waterfall, lighting, and an oxygen purification system. It is finished with a white Pierrà stone edge and accessed via a Roman staircase, elegantly blending into the natural setting.
The property extends over approximately 14 hectares of land, offering an authentic experience immersed in pristine nature. The garden surrounding the villa is well-kept and enriched with lavender and aromatic herbs, which contribute to a harmonious atmosphere. The property also boasts a 2.5-hectare truffle farm, as well as an additional 240 sq m farmhouse in need of renovation.

STATE AND FINISHES

The property stands out for its elegant and coherent style, where contemporary taste blends with traditional elements. The rooms are furnished with attention to detail and quality materials, perfectly blending with the surrounding landscape.
Exposed wooden beams and parquet floors lend warmth and authenticity to the spaces, while modern amenities ensure comfort and functionality. All rooms in the main house are air-conditioned, the windows are wooden with mosquito nets, and there is an alarm system.

USE AND POTENTIAL

The property is ideal as a prestigious private residence, perfect for those who wish to live immersed in nature without sacrificing modern comforts, or as a luxury accommodation facility.
A unique property, capable of combining authenticity, innovation and scenic beauty.

DISTANCES AND POSITIONS

City
Apecchio 18 km
Acqualagna 24 km
Urbino 31 km
Città di Castello 45 km
Gubbio 60 km
San Marino 67 km
Assisi 115 km
Florence 166 km

Airports
Perugia Airport 98 km
Rimini Airport 109 km
Florence Airport 178 km
Bologna Airport 229 km
Rome Airport 294 km

Sea and Lakes
Lake Trasimeno 120 km
Lake Fiastra 140 km
Adriatic Sea (Pesaro) 78 km

Attractions
Furlo Nature Reserve 30 km
Gradara 63 km
Frasassi Caves 72 km
Conero Riviera 133 km

Certification

Energy Class: Not appliable

Property Informations

Bedrooms: 2

Bathrooms: 2

Rooms: 5

Internal condition: Excellent

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

---> esclusiva <---: 1

: 0000-00-00

Floor: On two levels

Total floors: 2

Parking space: Uncovered

Current Status: Available after the deed of sale

Garden: Private

Kitchen: Eat-in kitchen

















CB Best Properties
Via Leonardo da Vinci 23 - Gubbio (PG) - Phone number (+39) 075 9276639
gubbio@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















CB Best Properties
Via Leonardo da Vinci 23 - Gubbio (PG) - Phone number (+39) 075 9276639
gubbio@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962





CB Best Properties
Via Leonardo da Vinci 23 - Gubbio (PG) - Phone number (+39) 075 9276639
gubbio@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962