



Ref. 2444 – **CASALE APECCHIO**

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RESTORED COUNTRY HOUSE WITH POOL FOR SALE IN MARCHE, APECCHIO

Apecchio – Pesaro-Urbino – Tuscany

VIEW ON OUR WEBSITE



Interiors
483 sqm

Bedrooms
10

Bathrooms
12

Total land
1.5 ha

Swimming pool
15 x 7 m

In a very quiet and reserved location on the border between Umbria and Marche, with an incredible view of the surrounding green hills, renovated farmhouse with swimming pool for sale. The property (483 sqm) has been recently renovated and converted into a charming accommodation business with 10 bedrooms available for guests, as well as large communal areas on the ground floor. All around the farmhouse are 15,000 sqm of land planted with gardens that house the 15 x 7 m swimming pool.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2444 – CASALE APECCHIO

TYPE: country house

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (4 km)

INTERIORS: 483 square meters (5,197 square feet)

TOTAL ROOMS: 14

BEDROOMS: 10

BATHROOMS: 12

ANNEXES: no

MAIN FEATURES: stone and brick walls, wooden beams and ceilings, terracotta and wooden flooring, breakfast room, garden, pool with sunbathing area, panoramic views, gravel yard, privacy

TOTAL LAND: 1.5 hectares (3.7 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 15 x 7 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG (energy class F)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest amenities (8km; 15'), Apecchio (10km; 20'), Pietralunga (17km; 30'), Piobbico (20km; 30'), Città di Castello (37km; 50'), Gubbio (37km; 50'), Umbertide (37km; 50'), Urbino (52km; 1h 5'), Corinaldo (70km; 1h 25'), Fabriano (73km; 1h 20'), Fano (75km; 1h 10'), Pesaro (87km; 1h 30'), Senigallia (99km; 1h 30'), Jesi (103km; 1h 35'), Ancona (143km; 2h), Sirolo (145km; 2h)

CLOSEST AIRPORTS

Ancona R. Sanzio (118km; 2h 35'), Rimini F. Fellini (118km; 1h 45'), Firenze A. Vespucci (165km; 2h 35'), Bologna G. Marconi (240km; 2h 50'), Roma Ciampino (260km; 3h 20'), Roma Fiumicino (264km; 3h 20')



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CASALE APECCHIO

In a very quiet and reserved location on the border between **Umbria** and **Marche**, with an incredible view of the surrounding green hills, **renovated farmhouse** with **swimming pool** for sale. The property (483 sqm) has been recently renovated and converted into a charming accommodation business with **10 bedrooms** available for guests, as well as large communal areas on the ground floor. All around the farmhouse are **15,000 sqm of land** planted with gardens that house the **15 x 7 m swimming pool**.

The property is reached via a short dirt road (approx. 4 km) and basic services are all available in the nearby village (8 km; 15'). The property's location in the **Apennines** makes it possible to quickly reach both the **Tiber Valley** and the sea of the **Marche** region in little more than an hour's drive (Città di Castello, Umbertide, Urbino, Fano, Pesaro....).

DESCRIPTION OF THE BUILDING

The **farmhouse** (483 sqm – 5,197 sqft, 10 bedrooms and 12 bathrooms) is laid over two floors. On the lower level are the common areas (consisting of a large dining/breakfast room with professional kitchen and service bathrooms), a recreation room for guests and two bedrooms with private bathroom and independent access from the outside.

An external staircase rises to the first floor: a small hallway leads to the first bedroom with private bathroom and a shared living room. From here one then proceeds to the two wings of the farmhouse that house six rooms with en-suite bathroom.

The internal division of the property, with many bedrooms and ample common areas, makes the property very suitable as an accommodation business (perhaps with the *Bed & Breakfast* formula), while leaving open the possibility of using the property as a private country residence.

EXTERIORS

A short distance from the farmhouse is a **15 x 7 m swimming pool** with a concrete-paved solarium so as to simulate the presence of a natural basin.

The house sits atop a small hill and enjoys unparalleled panoramic views of the surrounding countryside. The land stretches for about **1.5 hectares (3.7 acres)** around the farmhouse: the building is surrounded by tall trees that provide privacy and confidentiality, as well as providing pleasant sun-brewed spaces for the fall days of summer.

The gravel courtyard revolving around the farmhouse can be used both as a parking area for guests and as a space for outdoor events.



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