

Ref. 2766 – **CASALE SANT'AGATA**www.romolini.com/en/2766

RESTORED FARMHOUSE WITH PANORAMIC VIEWS FOR SALE IN EMILIA-ROMAGNA

Sant'Agata Feltria – Rimini – Emilia-Romagna**Interiors**
488 sqm**Bedrooms**
3**Bathrooms**
3**Total land**
27.9 ha

On the hills between Tuscany and Emilia Romagna, in a very quiet and panoramic position, renovated rustic farmhouse for sale. The property is currently a large private home with 3 bedrooms and could be easily divided into two independent units for guests by putting the property into income. The land surrounding the farmhouse (about 27.9 ha) is mostly covered by woods and ensures great privacy and tranquility.

SUMMARY OF THE PROPERTY

REFERENCE #: 2766 – CASALE SANT'AGATA

TYPE: rustic farmhouse

CONDITIONS: restored

LOCATION: hilly, very panoramic

ACCESS: unpaved road (750 m)

INTERIORS: 488 square meters (5,251 square feet)

TOTAL ROOMS: 17

BEDROOMS: 3

BATHROOMS: 3

ANNEXES: agricultural storage, garage

MAIN FEATURES: stone and brick walls, terracotta and stone paving, wooden beams, panoramic veranda, solar panels, photovoltaic system agricultural outbuildings

EXTERIOR: 27.9 hectares (68.9 acres)

GARDEN: yes, around the farmhouse

SWIMMING POOL: no, but possible

ELECTRICITY: already connected + photovoltaic system

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG + firewood + solar panels

ENERGY CERTIFICATE:  (EP_{gl, nren} = 248.68 kWh/m²year)

HEATING SYSTEM: radiators Fare clic qui per immettere testo.

CLOSEST CITIES AND TOWNS

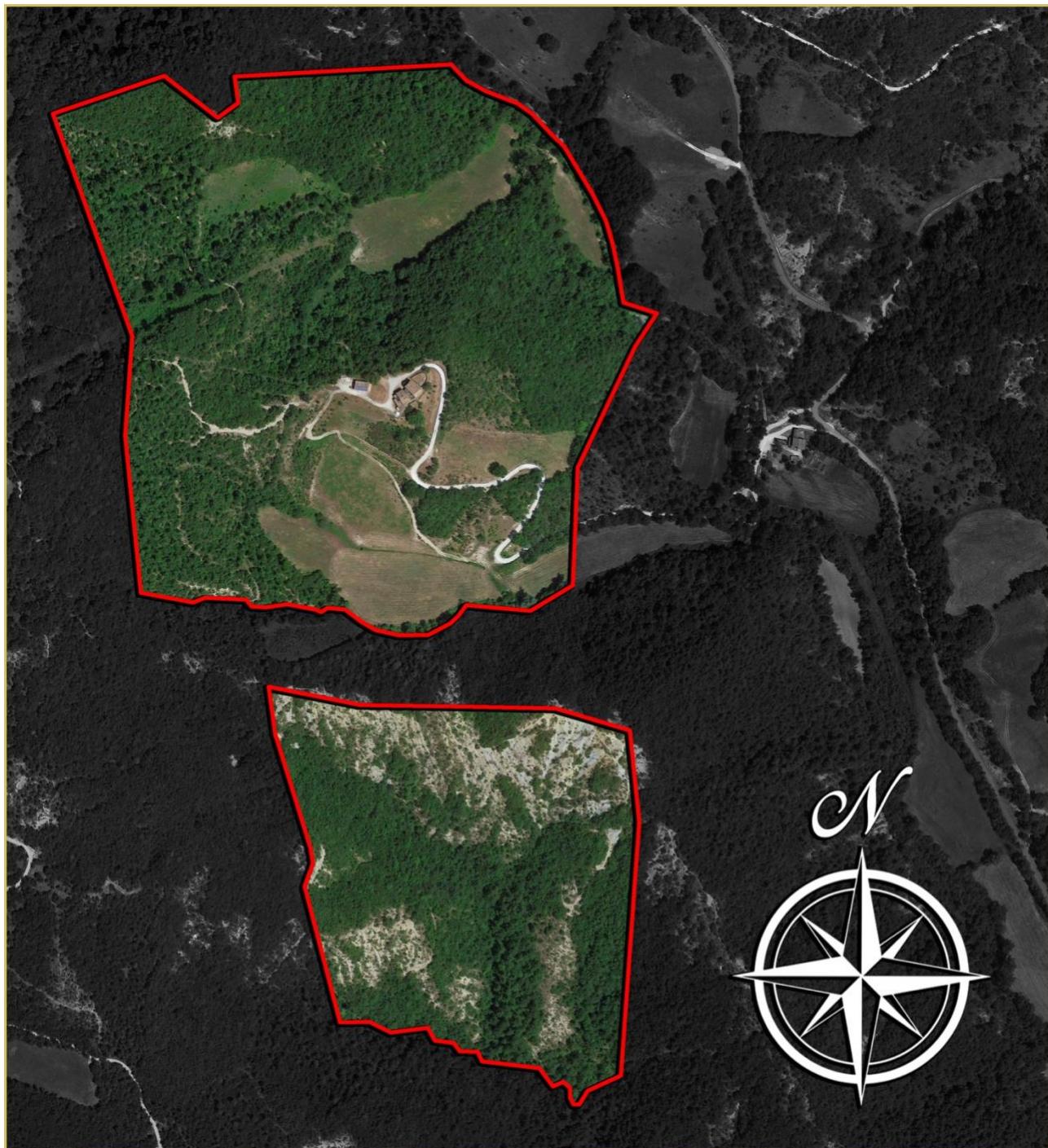
Sant'Agata Feltria (10km; 20'), Pennabilli (10km; 15'), Badia Tedalda (20km; 25'), Mercato Saraceno (28km; 40'), San Marino (40km; 45'), Sansepolcro (47km; 1h), Cesena (51km; 1h), Rimini (51km; 1h 10'), Bertinoro (58km; 1h), Urbino (63km; 1h 20')

CLOSEST AIRPORTS

Rimini F. Fellini (56km; 1h 15'), Ancona R. Sanzio (141km; 2h), Bologna G. Marconi (141km; 1h 55'), Firenze A. Vespucci (176km; 2h 40'), Pisa G. Galilei (237km; 3h 20'), Roma Ciampino (300km; 3h 45'), Roma Fiumicino (314km; 3h 50')

CASALE SANT'AGATA

On the hills between **Tuscany** and **Emilia Romagna**, in a very quiet and panoramic position, renovated **rustic farmhouse** for sale. The property is currently a large private home with 3 bedrooms and could be easily divided into two independent units for guests by putting the property into income. The land surrounding the farmhouse (about **27.9 ha**) is mostly covered by woods and ensures great privacy and tranquility.



The farmhouse can be reached via a short dirt road (750 m) leading to the municipal roadway, from which it is then possible to reach in 10' the towns of **Sant'Agata Feltria** and **Pennabilli** where all basic services are located. Other art cities in central Italy (Sansepolcro, Urbino, Rimini, Cesena) can all be reached in about an hour's drive.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (378 sqm – 4,067 sqft, 3 bedrooms and 3 bathrooms) is a rustic H-shaped building, fully renovated and in excellent condition both structurally and in terms of finishes. The house consists of three floors:

- **Basement:** cellar and storage room;
- **Ground floor:** two living rooms, two studies, dining room with kitchen and antique oven, laundry room and service bathroom;
- **First floor:** three bedrooms and two bathrooms.

The layout of the building, consisting of two main bodies connected by a hallway on the ground floor, would make it possible to easily divide the structure into two distinct and independent living units, potentially using one of the two wings as a guesthouse.

The house is surrounded by a **garden of about 2,000 square meters**, which is flat and also suitable for hosting a swimming pool.

A short distance from the farmhouse is then a two-story **agricultural warehouse** (85 sqm – 915 sqft) and a **garage** (25 sqm – 269 sqft).

EXTERIOR

The farmhouse is located in the middle of a plot of land of about **27.9 hectares (68.9 acres)** consisting mostly of forests (23.0 ha) suitable for firewood production. The rest of the property, excluding the garden, consists of arable and grazing land (4.6 ha) that in the less steep spots could accommodate horses or other animals.

To this is then added 54.2 ha of agricultural land (woodland and arable land) located about half an hour's drive from the property.





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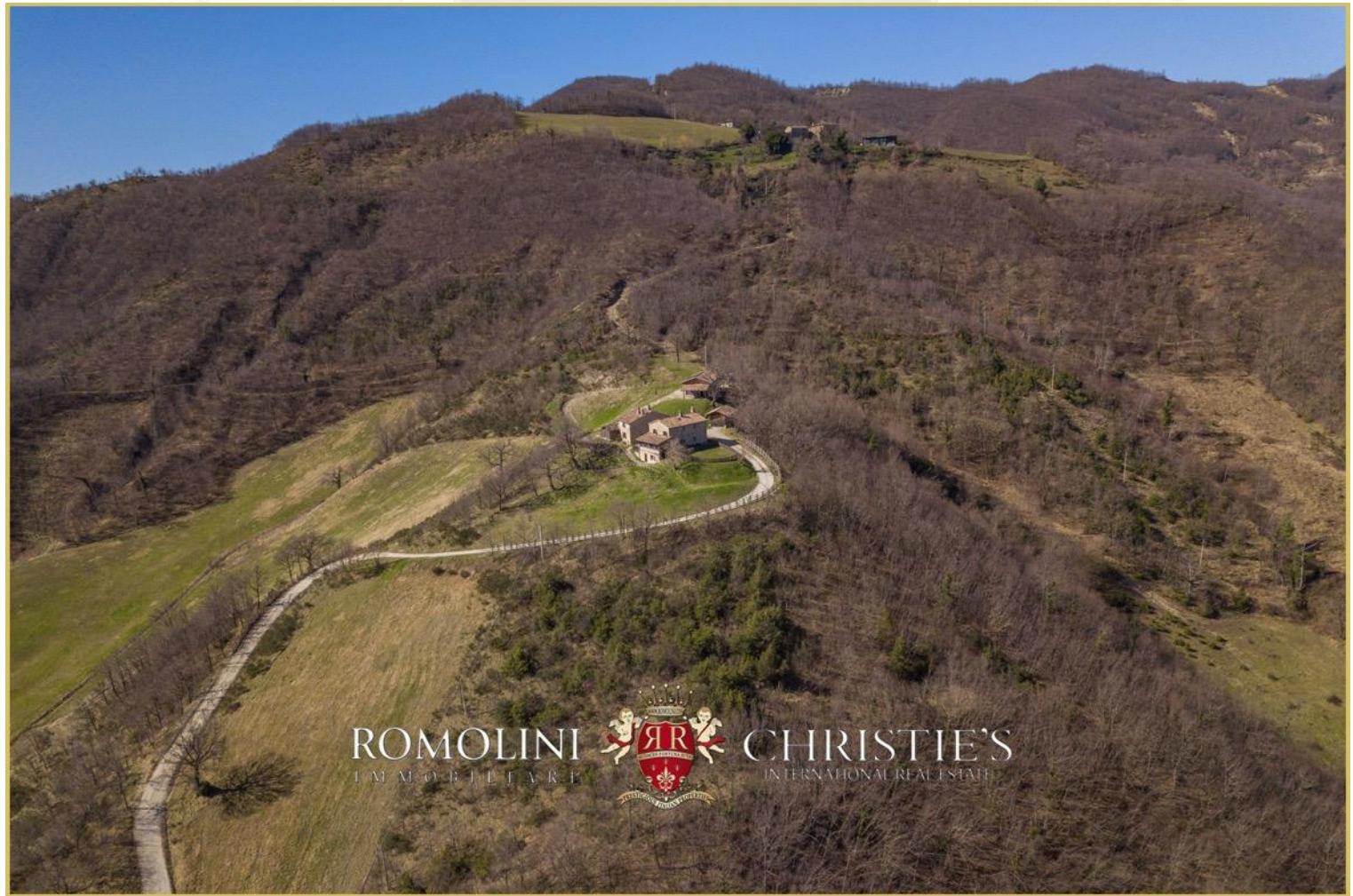




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