

RUSTIC FARMHOUSES WITH HOT SPRING FOR SALE IN APECCHIO, MARCHE

Apecchio – Pesaro-Urbino – Marche



Interiors
1,200 m²

Bedrooms
Up to 15

Bathrooms
Up to 15

Total land
3.0 ha

In the high area of the town of Apecchio, on the hills of Marche, a few kilometers from the sea, two renovated farmhouses with land for sale. The two main houses, according to the findings found during the renovation carried out in the early 2000s, seem to date back to the 17th and 18th centuries respectively. According to the plan, they were intended to serve as a hospitality structure for the creation of a real thermal center dedicated to health and body care.

SUMMARY OF THE PROPERTY

REFERENCE #: 3006 – CASALI DELLE TERME

TYPE: rustic farmhouses

CONDITIONS: to be completed

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 1,200 square meters (12,912 square feet)

TOTAL ROOMS: 20+

BEDROOMS: up to 15

BATHROOMS: up to 15

ANNEXES: no

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, brick arches, garden, therman spring

EXTERIOR: 3.0 hectares (7.4 acres)

GARDEN: yes, around the farmhouses

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + natural spring

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Closest services (700m; 2'), Piobbico (11km; 10'), Urbino (52km; 45'), Città di Castello (28km; 35'), Fano (70km; 1h), Sansepolcro (45km; 50'), Perugia (71km; 1h 25'), Cortona (84km; 1h 31'), Florence (140km; 2h 20'), Rome (251km; 3h 25')

CLOSEST AIRPORTS

Fano E. Omiccioli (67km; 1h), Perugia S. Francesco (80km; 1h 15'), Firenze A. Vespucci (160km; 2h 15'), Bologna G. Marconi (232km; 2h 40'), Pisa G. Galilei (221km; 2h 55'), Roma Ciampino (263km; 3h 20'), Roma Fiumicino (277km; 3h 20')

CASALI DELLA TERME

In the high area of the town of **Apecchio**, on the hills of **Marche**, a few kilometers from the sea, **two renovated farmhouses** with land for sale. The two main houses, according to the findings found during the renovation carried out in the early 2000s, seem to date back to the 17th and 18th centuries respectively. According to the plan, they were intended to serve as a hospitality structure for the creation of a real thermal center dedicated to health and body care.

The renovation of the buildings was carried out with particular attention, in such a way as not to modify their characteristics, using high-quality materials that allowed both the enhancement of the already characteristic and well-built main structures, and the possibility of exploiting them at a tourist level, which also takes into account the necessary practical needs of a hospitality activity.

Thus, in the lower parts, common areas have been prepared that can be used as meeting rooms, tasting rooms, and reception, while on the upper floors, accessible by already installed elevators, rooms with bathrooms and small suites have been created, completing the hospitality facilities. Both farmhouses have several common rooms available, located on the ground floor. The structures are already equipped with all the sanitary ware for the bathrooms (yet to be installed) and the systems are all ready to be connected.

Services, including supermarkets, grocery stores, bars, and restaurants, are all available within a few hundred meters and easily reachable on foot. The property's location on the border between **Umbria** and **Marche** ensures quick connections to many art cities of the two regions, and the **Adriatic Riviera** is also reachable in about an hour by car.

EXTERIOR

The two farmhouses are surrounded by **3.0 hectares of land**. Between the two buildings, a small tree-lined avenue leads to the **thermal spring**, which, in addition to having beneficial properties, is also drinkable, with the consequence that, given its flow, as evidenced by a recent study, it can also be bottled.

The large lawn adjacent to the farmhouses is very suitable for the construction of a swimming pool.



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