



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Casale Valdarecchia | Restored country house used as B&B | Real estate Marche



IT-CA398-KA

Panoramic view  
61042 Apecchio  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	61042
<b>Country</b>	Italy
<b>City</b>	Apecchio
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 320 m <sup>2</sup>
<b>Number of rooms</b>	9
<b>Plot size</b>	approx. 4.000 m <sup>2</sup>
<b>Number of bedrooms</b>	7
<b>Number of bathrooms</b>	8
<b>Asking price</b>	380.000,00 €
<b>Brokerage</b>	for the buyer 3,6 % incl. VAT
<b>Condition</b>	Refurbished
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

The Casale is a beautiful 16th century farmhouse situated in a panoramic position on the hills between the Marche and Umbria.

The farmhouse, which is ideal for accommodating guests, was completely renovated in 2001, while the heated 5 x 10 metre infinity pool was newly built in 2013.

There is also a jacuzzi for 4 people and a brick barbecue.

The fenced plot is approximately 4000 square metres and also includes a part of the forest where there is a water source from Roman times. There is also a connection to the public aqueduct as well as 5 tanks for collecting rainwater.

The stone farmhouse is approximately 320 square metres and is divided as follows:  
On the ground floor: entrance with antique wood stove, living room with fireplace, dining room, large kitchen with pantry, a bathroom-laundry room and a triple bedroom with en-suite bathroom.

Also on the ground floor there are two large independent rooms with private bathroom and shower, accessible from the outside.

On the first floor there are 3 double bedrooms and 3 bathrooms.

In the basement there is the garage and the porch, where another bedroom with bathroom has been created.

Heating is provided by LPG radiators and there is a heat pump.

All furniture is included in the price

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## Location

Apecchio, 2 kilometres from the town.

A few kilometres from Urbino, Gubbio, Assisi, Perugia, Arezzo, San Leo, Frasassi caves and Furlo gorge. In less than an hour you can reach the town of Fano and the coast.



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### **Your contact person**

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