



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Cagli I Restored lovely villa with pool I Real estate Marche



IT-CA406-KA

Panoramic view  
61043 Cagli  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	61043
<b>Country</b>	Italy
<b>City</b>	Cagli
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 440 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 4.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Asking price</b>	590.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % 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 villa with swimming pool is located in the Marche hinterland, a few kilometres from the centre of Cagli.

The villa is in a dominant position and has a marvellous view of the surrounding mountains and valleys as well as the town. The proximity to all kinds of services and the fully paved road (even beyond the automatic gate) make the villa perfect both as a primary residence and as a holiday home.

The plot is fully fenced and the garden of about 4000 sqm hosts a panoramic pool of 10x5.5 metres. The veranda offers ample space for al fresco dining.

The layout of the house is as follows:

The ground floor, with a bright entrance area, comprises a large living room - which is connected to the kitchen - and a dining room with a fireplace. Finally, on this floor there are two bathrooms, one with a bathtub and one with a shower, as well as 4 large bedrooms, one with a beautiful fireplace.

An internal staircase leads to the basement. There is another large living room with a fireplace, a bathroom with a shower, a kitchen and a laundry room.

The heating is provided by LPG radiators. The water supply is from the public mains.

Included in the price is also a large stone barn of approximately 112 sqm, which could be converted into an outbuilding.

There is also the possibility to buy more land and various barns and stables.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com)

## Location

Cagli, Pesaro and Urbino, Marche



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**Your contact person**

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