



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Complex with renovated main house  
and 2 outbuildings for expansion, great  
potential | Real Estate Italy



IT-CA455-KA

Panoramic view  
61013 Mercatino Conca  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	61013
<b>Country</b>	Italy
<b>City</b>	Mercatino Conca
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 800 m <sup>2</sup>
<b>Number of rooms</b>	24
<b>Plot size</b>	approx. 10.000 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	3
<b>Asking price</b>	499.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<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

A complex of three buildings and a two-story annex, surrounded by forests, farmland and a sweeping panorama, offering complete privacy and tranquility.

Building 1: RENOVATED FARMHOUSE – 330 m<sup>2</sup>

The farmhouse was extensively renovated in 2013 and is in excellent condition.

On the ground floor you will find a practical and independent apartment.

It includes an entrance hall, a bedroom, a kitchen with an open-plan dining area, a bathroom with a shower and a storage room.

On the first floor, accessible via the panoramic terrace, there is a living room with a wood-burning stove, a dining room, a kitchen and a bathroom.

The atmosphere is bright and the views from every window are magnificent.

On the second floor you will find the sleeping area: a bedroom with a walk-in closet, a bedroom/study and a bathroom with a shower and sauna.

Features of the renovated part:

- Zone heating
- Mosquito nets throughout the house
- 12 cm thick window frames
- Wooden flooring
- Underfloor heating (thermo-fireplace or liquid gas)
- Energy efficiency class D
- Solar thermal system for hot water
- Municipal water supply
- Spring water/well (being restored)
  
- 1,000-liter tank with water softener
- Details such as an interior slate staircase
- Garage and storage rooms on the ground floor

Building 2: FARMHOUSE – 189 m<sup>2</sup>, original condition, unrenovated.

The ground floor comprises a kitchen with a fireplace, a large storage room, a kitchenette under the stairs and a living room.



The rooms are simple and authentic and the rural character is still clearly evident.

There are three bedrooms, a single room and a toilet.

The rooms are spacious and flooded with light thanks to the various views.

Building 2: FARMHOUSE – 189 m<sup>2</sup>, original condition, unrenovated.

The ground floor features a kitchen with a fireplace, a large storage room, a kitchenette under the stairs and a living room.

The rooms are generously sized and flooded with light thanks to the different views. Adjacent to the main building is a two-story extension. Conversion into a studio or utility room is a option.

Building 3: Separate stone house - approx. 300 m<sup>2</sup>, in need of complete renovation.

The third building is separate and constructed entirely of exposed stone.

It is generously proportioned, extends over two floors, and requires complete renovation.

The thick walls, volume, and location make it ideal as a future guesthouse or vacation home.

The entire property offers a high degree of privacy while still being conveniently located thanks to its excellent transport links.

This property complex offers beautifully renovated living space and great potential for dedicated creative pursuits.

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

## Location

Mercatino Conca, Pesaro/Urbino.



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**Your contact person**

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