



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Original farmhouse, renovated, a retreat  
with absolute privacy | Real Estate Italy



IT-CA447-KA

Panoramic view  
61029 Gadana  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	61029
<b>Country</b>	Italy
<b>City</b>	Gadana
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 270 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 3.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	2
<b>Asking price</b>	350.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<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 19th-century farmhouse oasis.

This stone house was completely renovated in 2002, largely preserving the original materials.

You reach the country house via a 400-meter-long country lane that winds through small hamlets, inviting you to linger and enjoy the scenery. The 3.000 sqm fully fenced garden boasts mature trees, a vegetable garden and a lush orchard with plums, apricots, figs, damsons, pears, apples and blackberries. Lebanese cedars, cypresses, larches and hawthorn trees surround the property, creating an oasis of tranquility where time seems to stand still.

Upon entering this charming farmhouse you are greeted on the ground floor by a large dining room with a fitted kitchen, a fireplace and a handcrafted Tyrolean-style living room. There is also a bathroom with a shower, a cozy living room and a study with brick arches.

Upstairs there are four spacious bedrooms – one with a fireplace – and a large, high-ceilinged attic that offers potential for conversion.

The property has a well, a connection to the municipal water supply and gas central heating with a hot water storage tank.

The surrounding land is organically farmed, ensuring a healthy and pristine environment.

An authentic retreat in a prime location with panoramic views.

Further information and floor plans are available upon request.

## Location

Trasanni, Cavallino, Urbino, Marche.

The Casale is located just 10 km (15 minutes) from Urbino, a UNESCO World Heritage Site, nestled in a gentle, unspoiled landscape.



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**Your contact person**

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