



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Country villa in a stunning panoramic location with pool, very good condition, 2 apartments |



IT-CA339-KA

Panoramic view  
61041 Acqualagna  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	61041
<b>Country</b>	Italy
<b>City</b>	Acqualagna
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 210 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 3.500 m <sup>2</sup>
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	2
<b>Asking price</b>	495.000,00 €
<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

Stone farmhouse with pool, panoramic views, and two separate living units – Acqualagna (PU)

Just 5 minutes from Acqualagna and 20 minutes from the sea, we offer a detached stone farmhouse for sale. Surrounded by nature and tranquility, it is located on the edge of the Gola del Furlo nature reserve in the Marche region.

The property comprises approximately 210 m<sup>2</sup> and is divided into two separate floors, each with its own entrance. Ideal as a primary residence or holiday home with rental potential.

The country villa is divided as follows:

Apartment 1 on the upper floor,

- Entrance via covered veranda
- Large kitchen with dining area and living room with fireplace
- 3 bedrooms with panoramic views
- Renovated bathroom
- Utility room with wood-burning stove, washing machine, and dryer

Apartment 2 on the ground floor,

- Covered terrace with views
- Living room with fireplace
- Kitchen, 2 bedrooms, bathroom, storage room

The outdoor area

- 1,500 m<sup>2</sup> garden, partially fenced
- 10 x 5 m swimming pool with sun terrace and new equipment room
- Built-in barbecue, stone terraces, fruit and olive trees
- Additional 2,000 m<sup>2</sup> of green space (not buildable) with stunning panoramic views
- Large outbuilding for garden equipment

Other features:

- 20,000-liter water tank with pump system, connected to the house
- Newly installed boiler for heating and hot water
- Convenient access via Paved road



- Altitude: 400 m above sea level
- Nearest town with shopping facilities: 2 km

The house is sold furnished.

Ideal for those seeking privacy, unspoiled nature and comfort – a move-in ready property with breathtaking views and excellent potential.

More information and floor plans are available upon request.

## Location

Acqualagna, Pesaro /Urbino.



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**Your contact person**

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