



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Historic Agricultural Estate with Pool and Stables near Urbino | Real estate Italy



IT-0597-KA

Panoramic view  
61029 Urbino  
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>                                | Urbino                                                                                                                                                                                                                                                                                        |
| <b>Additional geographical information</b> | Brands                                                                                                                                                                                                                                                                                        |
| <b>Living space</b>                        | approx. 620 m <sup>2</sup>                                                                                                                                                                                                                                                                    |
| <b>Number of rooms</b>                     | 12                                                                                                                                                                                                                                                                                            |
| <b>Plot size</b>                           | approx. 239.600 m <sup>2</sup>                                                                                                                                                                                                                                                                |
| <b>Number of bedrooms</b>                  | 9                                                                                                                                                                                                                                                                                             |
| <b>Number of bathrooms</b>                 | 8                                                                                                                                                                                                                                                                                             |
| <b>Asking price</b>                        | 1.390.000,00 €                                                                                                                                                                                                                                                                                |
| <b>Brokerage</b>                           | for the buyer 3,66 % incl. VAT                                                                                                                                                                                                                                                                |
| <b>Condition</b>                           | Refurbished                                                                                                                                                                                                                                                                                   |
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## Description

Dating back to at least 1813 this agricultural estate combines a well-established agriturismo, a substantial private residence and modern equestrian facilities within approximately 24 hectares of rolling countryside near Urbino, one of the Marche region's most celebrated historic towns.

The property extends across approximately 626 sq.m., comprising the main farmhouse and a modern timber stable, all surrounded by approximately 24 hectares of agricultural land, woodland, fenced pasture and a swimming pool.

Originally restored in 2005, the estate today offers a combination of residential accommodation, guest facilities and generous outdoor spaces, providing the flexibility to continue the existing agriturismo business or develop a variety of lifestyle and agricultural projects.

### Main Building

The main farmhouse extends across approximately 626 sq.m. and is currently divided between the agriturismo accommodation and the owners' private residence.

The hospitality section extends to approximately 380 sq.m. and comprises 4 independent guest apartments, while the private accommodation occupies approximately 246 sq.m.. Although the owners' residence is currently arranged as 2 separate apartments, it was originally conceived as a single home and can easily be restored to its original layout.

The building unfolds over 2 levels, where private and guest accommodation are carefully organised to ensure both independence and functionality.

### Ground Floor:

On the right side of the building is the owners' apartment. The layout comprises a kitchen and dining room with a thermo-fireplace, a living room, a bedroom with an en-suite bathroom and a guest WC. A technical room and laundry are accessed independently from the outside. Although currently arranged as a self-contained apartment, this level can easily be reconnected to the first floor to recreate the original two-storey residence.

On the left side of the building, the hospitality accommodation comprises 2 independent guest apartments.

The first apartment is arranged as a studio, with the kitchen, dining area and living room forming an open-plan space alongside a partially screened bed area. A bathroom designed for disabled accessibility completes the layout.



The second apartment includes a kitchen and dining room with a traditional stove, a cosy sitting room, a living room that can easily be adapted as an additional bedroom, a principal bedroom, a bathroom and a small mezzanine that can accommodate an extra bed when required.

All apartments benefit from their own independent entrance, allowing guests and owners to enjoy complete privacy.

#### First Floor:

On the right side of the building is the upper level of the owners' residence, currently arranged as an independent living area. The layout comprises an open-plan kitchen, dining and living room with a fireplace, together with 2 bedrooms and a bathroom.

On the left side of the building, the hospitality accommodation features 2 further independent guest apartments. The first apartment is arranged into an open-plan living room, kitchen and dining area which include a fireplace, a study that can easily serve as an additional bedroom, a storage room, one bedroom and a bathroom.

The second apartment comprises a living room, a kitchen and a dining area with a fireplace opening onto a private balcony, together with 2 bedrooms and a bathroom.

As on the ground floor, all apartments on this level benefit from their own independent entrance.

#### The Annexes

Complementing the main farmhouse is a 210 sq.m. timber stable, constructed in 2010 by Rubner, a company renowned for its expertise in wooden houses .

Designed to support equestrian activities, the building comprises 7 horse boxes, a hay storage area, a tack room and a changing room with bathroom and shower facilities, providing practical spaces for the day-to-day management of horses.

Immediately in front of the stable lies a level area of land with existing water and electricity connections already in place. This space offers interesting potential for the creation of camper pitches or a small glamping area, subject to the necessary planning approvals, further expanding the estate's hospitality opportunities.

The estate extends across approximately 24 hectares, comprising productive agricultural land, woodland and around 4 hectares of fenced pasture, ideally suited for horses and equestrian activities.



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Immediately surrounding the farmhouse are landscaped gardens and outdoor spaces dedicated to the agriturismo, while the remaining land preserves the property's agricultural vocation. The estate also includes approximately 20–22 olive trees, a small vineyard and a variety of fruit trees.

At the heart of the outdoor area is a 5x10 saltwater swimming pool, positioned to offer a relaxing setting overlooking the surrounding countryside. Supporting the pool is a 45 sqm lower-ground service area, comprising a storage room, a bathroom with shower facilities and the pool plant room, providing practical support for the management of the outdoor amenities.

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

## Location

Positioned on a hillside just 8 km from Urbino, the estate enjoys breathtaking panoramic views across the surrounding countryside, offering complete privacy and an authentic sense of immersion in nature while remaining within easy reach of everyday amenities and services.



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**Your contact person**

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