



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Cupramontana ! Enchanting property in the hilly landscape of the Marche | Real estate Italy



IT-0565-KA

Panoramic view
60034 Cupramontana
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	60034
Country	Italy
City	Cupramontana
Additional geographical information	Brands
Living space	approx. 495 m ²
Number of rooms	6
Plot size	approx. 57.000 m ²
Number of bedrooms	4
Number of bathrooms	4
Asking price	698.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com

Description

This enchanting estate is nestled among the gentle hills of Cupramontana.

Built upon the ruins of an ancient castle and featuring its own consecrated church, the property has been restored to its former glory with meticulous attention to detail, harmoniously blending historic architecture with modern comforts.

Set on a plot of approximately 5.7 hectares, the estate offers breathtaking views of the Apennine Mountains, the rolling hills, and various medieval villages.

The main villa spans approximately 250 m² across two floors and is in impeccable condition.

Ground Floor:

The entrance leads into an elegant hallway adorned with exquisite solid-wood paneling, which conceals a stylish library. Beyond this lies a custom-designed kitchen. On the northeast side, a spacious living room with a fireplace opens directly onto the garden. On the southwest side, there is a versatile room with an adjoining guest bathroom perfect for use as a study or an additional guest bedroom.

Upper Floor:

An elegant staircase leads up to an airy, open-plan living area with impressive ceiling heights. From here, you reach three bedrooms; one features an en-suite bathroom, while the other two share a bathroom. Every window offers a truly extraordinary view, stretching across the Apennines from Monte San Vicino all the way to the Sibillini Mountains. The villa is equipped with a 15 kW three-phase electrical connection, a public water supply, a sewage treatment system, two liquid gas tanks, central heating (powered by a gas boiler) with radiators, a fireplace, and an alarm system.

The estate includes several lovingly restored outbuildings. The consecrated church covering an area of approximately 215 m² is in impeccable condition. Its nave, featuring high, pointed-arch ceilings, retains a sacred atmosphere, while the right wing has been converted into a charming two-story apartment: the ground floor houses a living area and kitchen, and the upper floor contains a bedroom with an en-suite bathroom. The left wing serves as an elegant study, library, or reading room.

Behind the main villa lies a magnificent glass orangerie, artfully constructed upon the remains of the old castle walls. In front of the villa, there is a small stone outbuilding containing a traditional wood-fired oven and a woodshed. At the rear,



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there is a 30 m² garage with two additional storage rooms.

The property is set within an expansive 5.7-hectare private park. A majestic driveway, lined with towering pine trees, leads from an automated gate through the grounds to the main house and its associated outbuildings. The estate encompasses woodland, arable land, and meadows.

Further information regarding the property is available upon request.

For more offers please consult our web site www.real-estate-italy.com.

Location

The property offers a breathtaking 360-degree view: the vista stretches across the medieval villages of Staffolo and Cupramontana and the green slopes of Monte San Vicino, reaching as far as the Sibillini Mountains rising in the distance. Despite its secluded, panoramic setting, the property is conveniently located just under a five-minute drive from Cupramontana.



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Your contact person

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