



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Charming renovated Agriturismo with pool in the rolling hills of Pesaro | Real estate Italy



IT-0573-KA

Panoramic view
61100 Pesaro
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	61100
Country	Italy
City	Pesaro
Additional geographical information	Brands
Living space	approx. 525 m ²
Number of rooms	15
Plot size	approx. 4.500 m ²
Number of bedrooms	11
Number of bathrooms	9
Asking price	1.250.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Refurbished
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

Nestled within the enchanting countryside just a few kilometres from the historic heart of Pesaro, this extraordinary country estate embodies the perfect harmony of elegance, tradition and contemporary comforts.

With a breathtaking panoramic swimming pool, approximately 4,500 sqm of landscaped grounds the property represents a refined retreat where nature, lifestyle and passion for horses blend seamlessly.

A true haven of peace and authenticity this prestigious agriturismo is housed in a finely restored farmhouse dating back to the 1800s. Every detail has been conceived to offer an exceptional quality of life, immersed in nature yet enriched by modern facilities. Adding to its uniqueness, a splendid horse-riding centre is part of the wider estate, with the possibility of purchasing through a separate negotiation the entire ranch, which includes paddocks, stables, barns, training fields and further outbuildings.

Measuring approximately 525 sqm across two floors, the farmhouse is divided into two distinct sections: one devoted to the agriturismo (circa 390 sq.m.) and one reserved as the owners' private residence (about 135 sq.m.).

On the ground floor, the agriturismo opens with a welcoming reception area, followed by a spacious and luminous recreation room, additional lounges including one with a traditional fireplace and multiple direct accesses to the garden. These spaces are dedicated to breakfasts, tastings and events where guests may savour the estate's certified organic products. The ground floor also includes two guest bathrooms, a fully equipped modern kitchen and service facilities for staff.

Discreetly separated by a lush hedge, the owners' private apartment unfolds on a single level, offering refined comfort and privacy. It comprises a master bedroom with walk-in wardrobe, two further single bedrooms, a study, an elegant living room with fireplace and a fully fitted kitchen with dining area.

The first floor, accessible only from the agriturismo via an internal staircase and lift, hosts 8 units with 8 double bedrooms, each complete with en-suite bathrooms.

Entirely restored in 2007, the property has preserved its authentic Marchigiano character, with exposed beams, terracotta bricks and traditional finishes, while ensuring full modern comfort. Heating is guaranteed by two LPG boilers (one dedicated to the agriturismo and one to the private apartment), while all guest rooms are equipped with air conditioning.



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The estate is set within approximately 4,500 sqm of manicured gardens, graced by a splendid 12 x 6 metre panoramic swimming pool with an elegant beach area. The landscaped grounds are dotted with olive groves, fruit trees and Mediterranean plants.

The nearby ranch adds a distinctive country aura, inviting guests and owners alike to explore the world of horsemanship.

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

Location

Set amidst the gentle hills behind Pesaro, the estate enjoys an enviable position, where on clear days the horizon reveals the peaks of Monte Nerone and Monte Carpegna.



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Your contact person

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Nicole Siedersberger-King
Lierstraße 8
80639 München
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