

1 280 000 €

Contact agency

Agence de la Napoule

244 et 261, Avenue du 23 Août

06210 Mandelieu-la-Napoule

+33 (0)4 93 49 95 34 /

agencedelanapoule@wanadoo.fr

For sale bastide

8 rooms

Surface : 550 m²

Surface of the land : 800 m²

Year of construction : 17^{ème} siècle

Exposition : Est ouest

View : Campagne

Inner condition : excellent

External condition : exceptional

Couverture : tiling

Features :

fireplace, Automatic Watering, Laundry room, Automatic gate, CALM

5 bedroom

1 terrace

5 bathrooms

1 garage

Energy class (dpe) : D

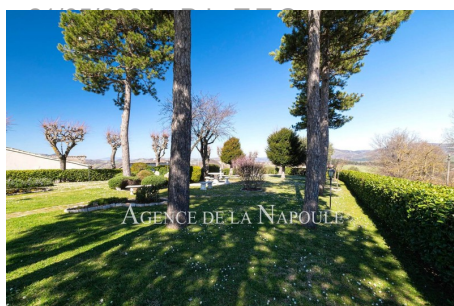
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Bastide CAGLI

ITALY - Cagli, Pesaro and Urbino (province) Splendid villa completely renovated with church and centuries-old park. The property dates back to the 17th century and belonged to a local noble family. It enjoys total privacy and stunning views of the surrounding landscape, which is truly surprising. The villa is on 3 floors: Ground floor - elegant cellar, ideal for storing wines but also for an aperitif with friends. Raised ground floor - hallway, kitchen, living room, 2 bedrooms, 2 bathrooms, utility room, garage and private church; first floor, combined with the 2nd (attic) - large living room, family kitchen, 3 bedrooms, 3 bathrooms and a splendid covered veranda and a large panoramic terrace. The property has been completely renovated replacing the large walls with new solid cladding and local pink stone walls. It also has an anti-seismic structure in reinforced concrete, equipped with every comfort such as underfloor heating, air conditioning, elevator and garage, finishes and precious materials such as ceramic and wooden floors, double glazed windows and armored doors. The property is sold complete with furniture (turnkey); both furniture and accessories are of high value. Outdoor space The property includes an important garden with beautiful old trees all fenced with a stone wall and handmade wrought iron railings. Geographical position The villa is located at the foot of the Sibillini mountains, between the Catria and Nerone

mountains with their ski resorts and enjoys a splendid and unique setting, with fantastic views, including the Frontone castle. Cagli is 35 kilometer(s) from Urbino in the Marche region, 130 kilometer(s) from the seaside resort of Fano 230 kilometer(s) from Ancona and 100 kilometer(s) from Romagna. Cagli is not a well-known destination for most travelers who go there. It is a charming medieval village with a strategic position on the ancient Via Flaminia and it was an important Roman city. Today Cagli is a quiet village that will surprise you with its architectural gems. In each alley you can breathe art, tradition and history. The architectural beauty of this charming village is easily obscured by the suggestive natural landscape of the most unspoiled countryside of the Northern Marche region. It is surrounded by three mountains as it is proudly found on the coat of arms. Monte Nerone is probably the least known, but boasts incredible scenery and unspoiled nature, interesting wildlife and is a paradise for winter and summer



sports enthusiasts: skiing, hiking, paragliding and horseback riding. Two rivers flow through the city and provide relief from the heat for locals and tourists when summer hits. It is a 17th century building belonging to the Mochi family - as nobles of the ancient city of Cagli, passed into ownership by inheritance to the Luminati of Urbino and from them, by deed of purchase in 1975, to Salciccia Fernando - current owner. It is located in the municipality of Cagli (Pesaro and Urbino) at the foot of the Apennines between the Catria and Nerone mountains with their respective ski resorts. It offers a unique panoramic view in the region, including the famous castle of Frontone. It is reached by the Roman consular road Flaminia, 30 km from Gubbio, 35 km from Urbino, 50 km from Fano-mare, 230 km from Rome and 100 km from Rimini. The building in question has been completely renovated thanks to the installation of thick masonry with a new solid face-to-face facing in pink stone from local quarries, hand-tanned stone for stone. The horizontal and roof structures are made of concrete-cement with anti-seismic reinforced concrete cords. It is equipped with beautiful finishes with underfloor heating service, air conditioning, electrical systems, water and elevator up to standard. The floors are ceramic and wood. The exterior fixtures with double glazing are made of wood on the inside and aluminum on the outside, the exterior doors are armored. Includes the basement consisting of a cellar, the ground floor (raised) includes the hallway, the kitchen, the living room, two bedrooms, two bathrooms, a laundry room, garage rooms and the oratory (private church suitable for worship); the first floor with the second floor - attic consists of living room, kitchen, three bedrooms, three bathrooms and large terrace for use as a veranda. The property includes the stairwell, the elevator in addition to the garden bordered by stone walls and above a wrought iron balustrade with beautiful century-old trees. This property is one of the finest in the region.

Fees and charges :

1 280 000 € fees included