



## Charming property with panoramic views in the Marche region



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 1,936,255.35

### Местоположение

Страна:	Италия
Область:	Марке
Город:	Urbania
Почтовый индекс:	61049
Добавлено:	22.10.2025

#### Описание:

Charming property with panoramic views in the Marche region

This enchanting former vicarage with church is nestled in the hilly landscape between Piobbico and Urbania in the northern Marche region. Built at the end of the 19th century, the property was lovingly restored between 2005 and 2010 and today presents itself as a country residence full of character in a peaceful, panoramic location - ideal for a private residence, a boutique hotel or an event location. The property comprises a total of approx. 1,108 m<sup>2</sup> of living space and consists of three independent residential units, a private apartment, a janitor's apartment and the former deconsecrated church, which is perfect for celebrations, concerts or weddings.

The three apartments in the north wing each have their own outdoor area, living/dining area, bedroom and bathroom - one unit is barrier-free. In the south wing is the private apartment with a spacious living area, several bedrooms and beautiful details such as access to the old church gallery. The janitor's apartment extends over three floors.

An outbuilding (approx. 66 m<sup>2</sup>) can be converted into guest accommodation, a studio or spa.

The fenced plot of around 1 ha with panoramic pool (4 x 8 m), barbecue area, old stone oven, children's play area and covered parking lot is complemented by approx. 13 ha of agricultural land.

The restoration combines historical charm with modern sustainability: original bricks, hand-blasted wooden beams, solar thermal system and ecological construction methods.



Location: approx. 5 km to the nearest village, 8 km to Urbania, 25 km to Urbino, 59 km to the Adriatic coast.

Altitude: 518 m - with magnificent views of the Candigliano valley and Monte Nerone.

Energy class: E (IPE 314.41 kWh/m<sup>2</sup>\*a)

9045 Real Estate is an independent boutique agency based in Germany with a network of partners - specializing in exclusive properties and tailor-made advice.

The Marche - Italy's hidden gem between the Apennines and the Adriatic Sea

The Marche region lies in the heart of central Italy - nestled between the Apennines in the west and the Adriatic Sea in the east. It is one of the most diverse and authentic regions in the country, characterized by rolling hills, picturesque villages, culturally rich towns and impressive nature.

History, art and landscape come together harmoniously here: medieval towns such as Urbino, Ascoli Piceno, Fermo and Macerata tell of a glorious past, while charming villages on the hilltops offer incomparable views over olive groves, vineyards and all the way to the Adriatic coast.

Le Marche is an insider tip for connoisseurs. In culinary terms, the region combines the freshness of the sea with the authenticity of the inland: Truffles from Acqualagna, olive oil, cheese, game dishes and excellent wines such as Verdicchio, Rosso Conero or Lacrima di Morro d'Alba characterize the regional cuisine.

Nature lovers will also get their money's worth: from the Monti Sibillini National Park with its mountain landscapes and hiking trails to the beaches of the Riviera del Conero, which are among the most beautiful on the Adriatic.

The people of Le Marche are known for their warmth and down-to-earth attitude, their love of tradition and their sense of quality. All this makes the region an ideal place for those looking for the real Italy - far away from mass tourism, in a landscape that radiates tranquillity, culture and joie de vivre.

Whether as a place to live, a retreat or an investment in quality of life - the Marche is a region where you can still feel the soul of Italy.

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided to us by clients. Our company accepts no liability for the completeness, accuracy and up-to-dateness of this information. Subject to errors and prior sale. Delivery by arrangement. Taxes, notary and land registry costs incurred on purchase are to be borne by the buyer.

## **Общие**

Готовые кв.м.: 1108 кв м  
Площадь участка: 140000 кв м

## **Lease terms**

Date Available:

## **Дополнительная информация**

URL вебсайта: [http://www.arkadia.com/НОИМ-Т202/?utm\\_campaign](http://www.arkadia.com/НОИМ-Т202/?utm_campaign)



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**Contact information**

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