



COLDWELL BANKER

PRIME PROPERTIES

Prime Properties
Viale Virgilio 4 - 47838 Riccione (RN)
05411412040

Rustic/Farmhouse/Court for sale in Sassofeltrio

€ 495.000

Ref. CBI099-1008-520517



230 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 7

In the town of Cà Pasciano/Granaiola, in Sassofeltrio, in the province of Pesaro Urbino, stands a property that fully embodies rural life, beauty and attention to detail. The main residence, recently renovated and reinforced at the foundations, stands out for the use of quality materials and meticulous care in the works.

The house on the ground floor, with a surface area of approximately 87 m², consists of a spacious kitchen, a welcoming bedroom, a modern bathroom and a large space used as a cellar. Everything is enriched by a porch with unique wooden beams. Overlooking a 4000 m² garden, the ground floor offers an oasis of tranquility and relaxation, enriched by landscape details that capture the eye.

A separate terrace, with two spacious garages underneath, completes the outdoor area, offering practicality and space for additional vehicles or equipment. Going up to the upper floor, a large space of around 100 m² opens up, in its raw state but full of potential, where an apartment of great beauty could take shape. The exposed beams give it a rustic and elegant character, and although they require sandblasting, the roof has already been insulated to ensure maximum comfort.

A further element that enriches the property is represented by the 106 olive trees in production, which contribute to creating an atmosphere of authentic Italian countryside. The property benefits from a private road for exclusive use, with maintenance shared 50% with the neighbor. The care and attention dedicated to its aesthetics are also reflected in the facade, made with stones hand-picked in San Marino, giving a touch of elegance and history to the surrounding context.

THE

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In summary, this property offers not only a countryside retreat, but also the possibility of further shaping the spaces according to personal needs, guaranteeing a lifestyle characterized by comfort and beauty.

Certification

Energy Class: Under evaluation

Features

Property ID: CBI099-1008-520517	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: località granaiola snc
Municipality: Sassofeltrio	Total sqm: 230 sq.m.
Bedrooms: 3	Bathrooms: 3
Rooms: 7	Internal condition: Good
Floor: Buildings	Independent heating: Heating
Current Status: Available after the deed of sale	Garden: Private, 4.000 sq.m.
Kitchen: Present	Garage: for two cars











