



## **Estate for sale in San Leo**

### **€ 790.000**

### **Ref. CBI099-1528-520528**



**2.200 sq.m. | Bathrooms: 32 | Bedrooms: 26 | Rooms: 50**

WE PRESENT THE POGGIO DUCA AGRITURISMO FOR SALE

The properties making up the single complex are located in a peripheral agricultural area, approximately 7 km from the center of the municipality of San Leo and approximately 12 km from the center of the city of San Marino. San Leo is located in the Rimini hinterland at 583 meters above sea level, in the Marecchia Valley, on hilly territory partly cultivated and partly wooded, with sporadic houses that recall the typical style of agricultural houses.

The cadastral surface area on which the building complex stands is equal to 31,894 m<sup>2</sup>. This complex is made up of n. 2 main buildings, to date, intended for agritourism activities, and n. 4 secondary buildings such as stables, animal shelter, barn and changing room with bathrooms. Furthermore, within this area there are recreational services such as: a tennis court, a bowling green, a large children's play area and a football pitch.

The internal road system of the company is permitted by the presence of unpaved roads. The structure has a large tree-lined car park. The property has no external fence either along the access road or along the borders with the surrounding agricultural land.

It develops a total cadastral area of approximately 299,905 m<sup>2</sup> (approximately 30 hectares).

Building B\_building (reception/kitchens/warehouses and accessories/dining room on the ground floor and rooms on the first floor)

This structure, once constituted by the farmer's home, was annexed to the activity of the rustic estate

- on the ground floor a toilet room has been recreated where previously there was a storage room; externally the porch has sliding PVC closing elements (transparent curtains) mounted on aluminum frames, to recreate a closed compartment.



- on the first floor, 10 rooms had been created, now the floor is being renovated to create an apartment of approximately 180 m2. Building C\_building (meeting room / conference room / rooms / apartments / agricultural tool storage).
- the meeting room of 27.36 m2, as legitimated, is currently organized as a studio apartment with a bedroom with kitchenette and bathroom;
- Building D\_Stable for horses/storage rooms  
This structure, built as a pigsty, is currently used as a horse stable.  
Externally there is an iron staircase that leads to a "pigeon loft" with a minimum height of m. 0.20 and maximum of m. 2.15. This room was created by creating a floor above the storage rooms, located on the east side of the building.
- E\_Services building tennis court  
A toilet room for disabled people was created on the first floor by dividing the authorized changing room into two rooms. As things stand, there is also a single cellar room on the ground floor with a maximum height of m. 2.35.
- Building F\_Barn and sheep shelter
- Building G\_Animal shelter  
- This structure with a height of a minimum of m. 4.55 to a maximum of m. 5.25. In the state of the place, in correspondence with the stiffening beams, a floor was created thus allowing the creation of two levels: a ground floor (h=2.20 m) with entrances on the west side and a first floor (h=m 2.28-3.00) with entrances on the east side.  
- It should also be noted that on the west side there is a canopy with a projection exceeding m. 1.50.

## Certification

**Energy Class:** Under evaluation

## Features

Property ID: CBI099-1528-520528	Contract: Sale
Categoria: Estate	Address: Via Montemaggio, 45, Montemaggio, 45
Zip Code: 47865	Municipality: San Leo
Total sqm: 2.200 sq.m.	Bedrooms: 26
Bathrooms: 32	Rooms: 50
Internal condition: Good	Floor: Buildings
Total floors: 2	Independent heating: Heating
Parking space: Uncovered Parking	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen



















