



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Pergola - Historic property with church in unique panoramic location | Real Estate Marche



IT-0352-KA

Panoramablick  
61045 Pergola  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	61045
<b>Country</b>	Italy
<b>City</b>	Pergola
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 609 m <sup>2</sup>
<b>Number of rooms</b>	24
<b>Plot size</b>	approx. 10.500 m <sup>2</sup>
<b>Number of bedrooms</b>	8
<b>Number of bathrooms</b>	6
<b>Asking price</b>	1.300.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

Maximum privacy and a breathtaking view of the Marche countryside - 16th century country house in fine condition.

The main building dates back to the 16th century; in 1770 it was rebuilt from the inside and transformed into a splendid residence with stone fireplaces, vaulted ceilings, stucco decorations, paintings and frescoes. The last renovation was carried out in 2004.

The main building is divided into 3 independent flats:

The main residential unit offers 3 bedrooms and 3 bathrooms, in addition to beautiful reception and living rooms.

The second unit served as a caretaker's flat with 3 bedrooms and 2 bathrooms.

The small flat has 2 bedrooms and 1 bathroom.

The 3 flats can be combined as desired with manageable effort.

Original materials and elements can be found in some areas of the villa, such as the terracotta floors in the entrance area, the stone staircase and some doors. Air conditioning has been installed in the bedrooms and the main living room.

The property has several outbuildings that are used for storage. A conversion with change of use is possible.

Another highlight is the private church dedicated to San Michele Arcangelo. The church dates back to the Middle Ages and was renovated in the 18th century.

The approx. 10,500m<sup>2</sup> plot is beautifully landscaped and offers a 360 degree panoramic view and is rounded off by a lovely pool.

Magnificent views over the valleys of the Marche and to Monte Catria. On clear days you can see the sea in the distance.

More information and floor plans are available on request.

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## Location

Pergola, Pesaro, Marche.



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**Your contact person**

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