Immobiliare Mare&Colline
Via Dante Alighieri, 13 - 63066 Grottammare (AP)
+393204082071

Business for sale in Cupra Marittima
€ 1.690.000
Ref. 614



350 sq.m. | Rooms: 12

For sale in the Marche hills, near Cupra Marittima, enchanting farmhouse with sea view, gardens, swimming pool, equipped camper area and agricultural land.

In a quiet position 1 km from the sea, this jewel of a farmhouse fits perfectly into the lush landscape and has 9 rooms, with private bathroom, for a total of 350 m2. The property is surrounded by a splendid garden with infinity pool, covered wood-fired barbecue area, large underground room, camper area with 17 pitches with WC and 4 hectares of organic agricultural land with its own well (2.5 hectares of property and 1, 5 hectares hectares rented).

The 350 m2 property has a large living area on the ground floor, used for breakfast, with a bathroom accessible to disabled people, an open kitchen, and a bedroom with private bathroom available to the farm manager. There are 8 other rooms, which are rented all year round, on the ground floor and first floor, furnished in shabby chic style. The modern, spacious and elegant rooms are equipped with every comfort, with an enchanting view of the pool or garden, some boast a private patio or balcony. There are external porches, terraces and a portico, furnished with welcoming armchairs, which invite you to relax while admiring the illuminated swimming pool and the lush garden.

The salt water swimming pool (12m x 6m) is positioned right in front of the rooms, creating the possibility of spending moments of pure relaxation in the surrounding solarium area. The structure was rebuilt in 2017, respecting the new anti-

seismic regulations, with thermal insulation in rock wool on the walls and a ventilated fir wood roof. The windows are double glazed in pine wood, predisposed for mosquito nets. Video surveillance system, air conditioning and heating system with VRV system in all rooms and controlled mechanical ventilation system throughout the entire structure (hot and cold air). There are two solar thermal panels with two 500 liter tanks each for domestic hot water. Home automation system throughout the structure. All systems are modern and certified. 6kw photovoltaic system with German panels installed on the roof (further 10kw will be installed by the end of 2024).

There is a covered gazebo, with a wooden and masonry structure with sink and wood-burning barbecue. The pool is equipped with salt sterilization with double delivery pump, two sand filters, and a 9 m3 compensation tank, positioned in the underground technical room. The technical room, located under the barbecue area, is approximately 60 m2 with provision for a shower, and equipped with a laundry room with professional washing machine (asco) and industrial dryer, autoclave with two 500 L tanks. The room is heated, air conditioned and with hot water (boiler).

The farm is authorized to operate with 8 rooms with bathroom and 17 pitches for caravans, but it is possible to increase the activity to 25 pitches by installing a further 8 pitches including caravans, mobile homes, tents or glamping.

Certification

Energy class: A3

Features

Code:: 614	Type:: Sale
Categoria: Business	Town:: Cupra Marittima
Total sq m:: 350 sq.m.	Rooms: 12
Condition: Restored	

















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