

# THE CHARM OF THE APENNINES

## IN LE MARCHE REGION



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## PARADISE FOR FOODIES

The area is well known for excellent wines: **Verdicchio**, **Passerina**, **Pecorino**, **Bianchetto del Metauro** and **Lacrima di Morro**.

As per the local products the area boasts some the most exquisite truffles.

Well known are those of Acqualagna, a town a few minutes drive from **Cagli**.

But it is also a mix influenced by the different landscapes and regions from which it is surrounded. This means that its cuisine benefits from cod from the Adriatic sea, but also the famous vincisgrassi (timbale) and different kinds of pasta like **maltagliati** and **passatelli**.

# MORE ABOUT CAGLI AREA

**I**n the Northern area of Le Marche rises Cagli, a fascinating hamlet set in the heart of the Apennines yet 50 km from the sea and combining history and nature. It offers slow living but also many sports activity for the most intrepid ones like trekking or skiing, but also kite landsurfing and kite bugging.

Location is key to Cagli, not only for the scenic setting, but also because it is half an hour by car from the magnificent Urbino in Le Marche and Gubbio in Umbria.

Cagli is an off-the-beaten-path destination that has so much to offer to the lucky travellers that walk there.

It is a charming Medieval hamlet set in a strategic position on the ancient via Flaminia and it was an important hub since the Romans. The ancient Roman village on the hill was destroyed by a fire and then reconstructed on the plain. That's why you can find many Roman rests, such as the Mallio bridge.

Today Cagli is a quiet hamlet with about 9,000 inhabitants that will amaze you with its architectural jewels. In every alley you will breathe art, tradition and history. The most important monument is the 'Torrione', a majestic oval fortified tower, but exploring the historic centre you will find many impressive buildings and churches.

The architectural beauty of this lovely hamlet is easily overshadowed by the striking natural scenery of the northern Marche's most uncontaminated countryside.

It is surrounded by three mountains as proudly reported on the coat of arms. Mount Nerone is probably the lesser known, but it boasts incredible landscapes and pristine nature, interesting wildlife and is a paradise for sport enthusiasts both in winter and summer: skiing, hiking, paragliding and horse-back riding excursions.

Two rivers crosses the little town and offer relief from heat to locals and tourists when Summer hits.





# YOUR PERFECT RETREAT **IN CAGLI**

## Villa I l P arco I ncantato

€ 2,500,000

This is a **completely restored marvellous villa** with its own church and centuries-old park. The property dates back to the XVII century and belonged to a local noble family. It enjoys complete privacy and breathtaking views over the surrounding landscape, which is really astonishing.



GARDEN 800 M<sup>2</sup>



BEDROOMS 5



BATHROOMS 5



TERRACE 55 M<sup>2</sup>

### WHERE IT IS SITUATED?

The villa is located at the feet of Sibillini mountains amongst Catria and Nerone mounts with their skiing resorts and enjoying a splendid and unique setting, with fantastic panoramas, including Frontone castle in Cagli. It is accessed via the ancient Roman consular Flaminia road and is just 30 km from Gubbio in Umbria, 35 km from Urbino in Le Marche and 50 km from Fano sea resort. Also it is reachable from Rome which is 230 km away and 100 km from Rimini in Emilia Romagna region.

[CLICK HERE](#) TO ASK FOR MORE INFO ABOUT THE PROPERTY

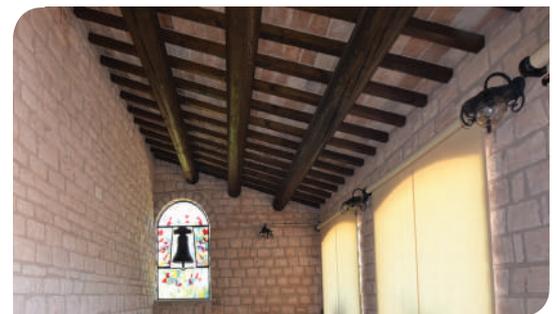
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# MORE ABOUT VILLA IL PARCO INCANTATO

The property has been completely renovated by replacing the large walls with new solid cladding and exposed walls in pink local stone. It also boasts an earthquake proof structure created with reinforced concrete. It is equipped with every comforts like underfloor heating, air conditioning, lift and garages. Valuable finishes and materials like **ceramic** and **wooden floorings, double glazed windows** and **armoured main doors**.



The villa is arranged over **3 floors** including an elegante **cantina** on the lower floor which is ideal for storing wines but also for an aperitivo with your friends. But also an amazing covered **veranda** and a large **panoramic terrace**.



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**A & G Immobiliare**  
Luxury Real Estate



THE SALE OF THE  
PROPERTY IS MANAGED

by

# A&G REAL ESTATE

## WHO WE ARE

**Gildo Ercoli** – Professional Estate Agent – founded **A&G Real Estate** 20 years ago in one of the most beautiful areas of the **Le Marche region** and he decided to specialize in the sale and purchase of properties for the most demanding ones, both Italians and non-Italians. **Gildo Ercoli**, and his team, is really passionate about what he does and he does not consider it just a "work" in fact he treats every "property" he deals with as unique and exclusive. They will help you find apartments, farmhouses, business, villas and whatever else you are looking for in Le Marche region.

For this reason the **real estate agency A&G** follows all the clients in the choice of their properties and in the transformation of their dreams into a reality.

**Gildo Ercoli** felt that his experience could help also those who wish to make investments in real estate in Italy, and to make this project possible and easy, he has a highly specialized staff and collaborates with competent professional studios.

## WHAT WE OFFER

**A&G Immobiliare** listens carefully to your needs to help you step by step and make your dreams come true.

### These are the services they offer:

- Personalized searches at local, regional and national level
- Sending detailed information, material and photos, full description of the property, price and geographical location.
- Organization of inspections and guide to visit the properties
- Technical-legal consultancy, loans and mortgages with the best banks at preferential rates.
- Preparation of the preliminary contract and the deed
- Interpreter and translation service
- Full assistance until the final deed
- After sale services

## REVIEWS

"Looking for a house in Marche, Italy we have visited several real estate agencies. No other has reached the professionalism level of A&G Immobiliare. **1.** Personalized choices; **2.** Careful follow-up; **3.** Administrative support – also with regional authorities; **4.** Personal support – local communication & advices; **5.** Event tracing – always online & available – email, Skype, WhatsApp; **6.** Dedicated, nice owners. Two thumbs up!"

**Konrad Klimczak**

I bought a house in Marche. The negotiation with the seller was not easy, but I was guided through the process by Alessia and Gildo and came out after the purchase completely satisfied with the process and the final deal. It is not easy also afterwards to hook up with local supply systems, banks etc. but I was always helped with swift and good guidance. I can only recommend A&G Real Estate to anyone who are looking for a property in Italy.

**Eskild Peterson**