



## IL MARCHEGIANO

PRICE	EUR 1.590.000
SALES CATEGORY	ready to move in
DIMENSIONS	House is approximately 320 sqm. Land is approximately 5.500 sqm.
RENTAL POTENTIAL	This property is currently not part of Special Umbria's holiday rental portfolio. We are happy to provide information on how to retain the current rental agreement, or to discuss ways in which to make the property fit with Special Umbria's style in order to add it to the Special Umbria holiday rental portfolio.
SLEEPS	10
BEDROOMS	5

BATHROOMS 3

LOCATION GPS: 43.5011796,12.9380186  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

This beautifully renovated farmhouse is located in a quiet but beautiful location in the centre of Le Marche. Le Marche is also called the pearl of Italy. The house is built in traditional Marchegian style and is very privately situated in the middle of the beautiful hilly landscape of the province of Ancona with views to the Apennines. A 20 minute drive from the Adriatic coast with beautiful beaches and good restaurants.

The villa has been furnished and renovated under architecture using high-quality materials, with comfort and luxury being central. The interior is characterized by a modern nod to and with respect for the Marchegian architectural style.

The entire house is equipped with custom-made furniture, paintings and designer lighting. The property is move-in ready, furnished and upholstered.

## LAYOUT

### BEDROOMS

There are five bedrooms

### BATHROOMS

There are three bathrooms.

### LIVINGROOM

There are two living rooms.

## FACILITIES

### OUTSIDE

The garden (approximately 5000 m<sup>2</sup>) laid out by a landscape architect consists of several terraces and a well. The garden has a varied traditional Italian planting. Fruit trees, ornamental shrubs, flowers, a terrace of succulents and a private olive grove of young and approximately 100-year-old olive trees. The panoramic swimming pool with outdoor shower is located a few meters from the house and has a very spacious surrounding terrace. At the side of the house is an indoor garage (96 m<sup>2</sup>), situated in the hill.

### TECHNICAL

Heating is centrally regulated on lpg, there is air conditioning on all floors, the house is connected to the electricity network and the water supply.

### ENERGY

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### OTHER FEATURES

private pool, air conditioning, central heating

### NOTES

The asking price refers to the property in its current state, as described in this profile.

## SURROUNDING

### TRAVEL

The nearest airports are: Ancona [AOI] (50km); Perugia [PEG] (74km); Bologna [BLQ] (221km);



Florence [FLR] (241km); Rome Ciampino [CIA] (254km); Rome Fiumicino [FCO] (273km) and Pisa [PSA] (307km).

## LEISURE & ACTIVITIES

Some of the best beaches on the Adriatic coast are within 30 minutes' drive of the property.









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