



## LANARO

*Vaulted ceilings, arched doorways, original beams and cotto floors are just some of the celebrated features of this stunning historical villa that lies in extensive grounds with a pool, not far from Pergola*

PRICE	EUR 1.300.000
SALES CATEGORY	ready to move in
DIMENSIONS	The main house is 772sqm while the chapel is 303sqm. Extra building allowance for outbuildings is 180sqm. There is 12.934sqm of land. All measurements are approximate. The property lies 485m above sea level.

#### 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

16

#### BEDROOMS

8

#### BATHROOMS

5

#### LOCATION

GPS: 43.528395,12.805200

Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

Set in Le Marche, one of Italy's least spoiled regions, this long, two-storey villa is a spacious family property full of history and character.

The house has many traditional architectural features including huge stone fireplaces, arched stone doorways with big double wooden doors, barrel- and fan-vaulted ceilings, wooden ceiling beams and beautiful cotto floors. The 772sqm of space includes elegant drawing and sitting rooms, eight bedrooms and three kitchens – one on the ground floor and two on the first floor.

Lanoro sits in a well-maintained garden with lawn and beds, mature trees, a terrace, a pool and a pretty, stand-alone private chapel with a shell-pink arched ceiling and dark wooden pews.

There are some outbuildings that are currently used

as garden and agricultural storage where extra building allowance will be granted following restoration.

The property has far-reaching views across the beautiful rolling Le Marche hills. Medieval towns such as Urbino, Gubbio and Fabriano are close by while the fabulous beaches on the Adriatic coast are 40 or 50 minutes away.

## LAYOUT

### BEDROOMS

There are eight spacious double bedrooms spread over both the ground and first floors. The ones on the first floor are characterised by their beautiful ceilings, some of which are vaulted while others have original exposed wooden beams.

### BATHROOMS

There are five bathrooms.

### KITCHEN

There are three kitchens – one on the ground floor and two on the first floor. While full of old-world charm, they are also in need of updating.

### LIVINGROOM

There are large living rooms on both floors with big stone fireplaces, high ceilings with the original beams, cotto floors and windows with views onto the garden and the hills beyond.

### OTHER ROOMS

The ground floor has a laundry area. There is a pizza oven with direct access to the terrace where there is also an old well. There are some storage sheds near the house that, with modernisation, would be ideal for a garage and tool or wood shed.

## FACILITIES



## OUTSIDE

The property is approached along a private drive with an avenue of trees, including cypresses. Set in a large garden with wonderful views across the valley, there is an extensive lawn and some beautiful mature trees. The pool is perfectly positioned to make the most of the location and a private chapel in the grounds has a small and pretty, light-filled interior.

## TECHNICAL

The property is connected to mains electricity and water. Radiators provide central heating while there is air conditioning in the bedrooms.

## ENERGY

G, E, E

## OTHER FEATURES

private pool, air conditioning, central heating, wine cellar

## DIRECT ENVIRONMENT

The property is in a rural location in Le Marche and is accessed by a 3.7km gravel driveway. The nearest shops are in Pergola which is 4km away.

## PROPERTY MANAGEMENT

Special Umbria can offer full property management and rental services. For more information, please go to the separate services section of the website.

## NOTES

The asking price refers to the property in its current state, as described in this profile. Some of the interior and exterior furniture is available for sale through separate agreement.

## SURROUNDING

## TRAVEL

The nearest airports are: Ancona [AOI] (66km); Perugia [PEG] (79km); Bologna [BLQ] (207km); Florence [FLR] (251km); Rome Ciampino [CIA] (260km); Rome Fiumicino [FCO] (273km) and Pisa [PSA] (311km).

## DISTANCES

Lanaro is close to several towns and cities in both Umbria and Tuscany, as well as the Adriatic coast, including: Pergola (4km); Gubbio (32km); Fabriano (35km); Urbino (45km); Ancona (72km); Assisi (90km); Perugia (100km); and Florence (200km).

## LEISURE & ACTIVITIES

Some of the best beaches on the Adriatic coast are within 30-50 minutes' drive of the property, including Monte Conero.







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