



CASA CONELLE

This large property includes a main house and a guest annex, both of which have been renovated and restored using beautiful materials and exquisite craftsmanship.

PRICE	EUR 1.600.000
SALES CATEGORY	ready to move in
DIMENSIONS	The main house is 487sqm, currently divided into two apartments. The detached barn is 113 sqm. The sale includes 9.174 sqm (nearly a hectare) of private land. All measurements are approximate.
RENTAL POTENTIAL	
SLEEPS	14
BEDROOMS	7
BATHROOMS	8

LOCATION GPS: 43.529798,12.964034
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INTRODUCTION

Casa Connelle is a delightful country house that exudes an easy charm. The central part of the building is painted a creamy white and sits between two taller ends of local stone. Approached by an avenue of trees, the house offers peaceful views in every direction over the olive groves and wooded hills of the Marche countryside.

The current owners did a full renovation of the property in 2014, a year after they bought it. With a clear architectural vision, they retained the house's historic charm and added beautiful modern features, all using local, traditional materials such as handmade cotto floor tiles and wooden ceiling beams.

The property is currently divided into two separate units – a main house and a guest annex, but could, if desired, be made into one big house. There is a separate agricultural building yet to be renovated that would be ideal as further living space, storage or a garage.

The relatively flat garden is surrounded by mature trees, including a magnificent oak that provides shade in the summer. There's a 12m x 4m pool with a paved surround and beautiful views – you can glimpse a hilltop village in either direction.

The property is just a couple of minutes' drive from Arcevia, the nearest town and one of the prettiest in

the region, and only 30-50 minutes from some of the best beaches on the Adriatic, one of Italy's most loved and least spoiled coastal areas.

LAYOUT

BEDROOMS

Each of the seven double en-suite bedrooms is traditionally decorated with simple white walls, cotto floor tiles and wooden ceiling beams. The principal bedroom has a door to a Juliet balcony and steep wooden stairs up to a loft room that is currently used for yoga.

BATHROOMS

All the bedrooms are en-suite. The main bathroom has a stand-alone bath as well as a shower. There is one further bath while the others are all showers.

KITCHEN

The kitchen in the main house was once the stables and still retains the original multi-arched ceiling, stone walls and high-up rectangular windows. A cotto floor and a fireplace are complemented by a modern, sleek white island. It's a big space with a door to the garden at either end and room for a large dining table as well as a sitting area. The kitchen in the guest wing is similarly designed and well equipped, with a space for dining and a door to the terrace.

LIVINGROOM

The sitting room in the main house is on the first floor. The massive beams are original to the house, and it would be easy to add an open fireplace or a wood-burning stove. The main kitchen is big enough to include a sitting area.

OTHER ROOMS

There is a small laundry room that is accessed from outside. In the agricultural building that is detached from the house and yet to be renovated, there is



room for more living space, storage space and/or a garage. On the first floor of the main house there is a semi-private study, while on the ground floor of the guest house a former kitchen could be converted into a further bedroom.

FACILITIES

OUTSIDE

Steps lead from the house up to the lovely garden, which is large, relatively flat and surrounded by mature trees. There are stunning views over woodland with a glimpse of a hilltop village in both directions. The 12m x 4m pool has a grey liner and internal steps and the paved surround is wide enough for sun loungers on either side. A magnificent oak tree offers shade in the summer and is a lovely spot for an outside dining table. The property has access to the stream below the house although currently there's no easy way to get to it. The neighbouring field does not belong to Casa Conelle.

TECHNICAL

The property is connected to mains water and while there is a well, there is currently no pump. Heating and hot water use LPG.

ENERGY

TBD

OTHER FEATURES

DIRECT ENVIRONMENT

Casa Conelle is located few km from Arcevia, where basic services are found. Direct access from a tarmac road with private gate. There are neighbours, but privacy is 100% granted

NOTES

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

SURROUNDING

TRAVEL

Air: The nearest airports are Ancona [AOI] (50km); Perugia [PEG] (79km); Bologna [BLQ] (219km); Florence [FLR] (245km); Rome Ciampino [CIA] (255km); Rome Fiumicino [FCO] (270km); and Pisa [PSA] (311).

Train: The nearest train station is in Fabriano (30km).

Road: The motorway exit closest to the property is at Senigallia (38km; E55) – this road runs north/south along the Adriatic coast.

DISTANCES

Casa Conelle is close to several town and cities along the Adriatic coast and further inland, including: Arcevia (2km); Fabriano (26km); Senigallia (38km); Marotta (46km); Urbino (61km); Ancona (64km); Assisi (80km); Perugia (81km); San Marino (124km); Arezzo (158km); Bologna (231km); and Rome (242km).

LEISURE & ACTIVITIES

Some of the best beaches on the Adriatic coast, including Monte Conero, are within 30-50 minutes' drive of the property. There's an 18-hole golf course at Conero (80km), too.







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