



CASA CONELLE

Restored in a unique way, presenting an excellent level in the materials, Casa Conelle is a good mixture of whimsical style meeting the typical countryside house and landscape of Le Marche

PRICE	EUR 1.600.000
SALES CATEGORY	ready to move in
DIMENSIONS	The main house is 487 sqm, currently divided into two apartments. The agricultural annex is 113 sqm. The land included in the sales is 9.174 sqm. All measurements are approximately.
RENTAL POTENTIAL	
SLEEPS	14
BEDROOMS	7
BATHROOMS	8

LOCATION

GPS: 43.529798,12.964034

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



INTRODUCTION

Casa Connelle was bought in 2013 and fully renovated in 2014, conceived from a very clear architectural vision that gave importance to local and typical features, but adding modern and unique touches.

Currently divided into two separate units, it can become a quite easy property in which one of the two can be (as it is now) used as the main house, and the other as a guest annex, yet presenting the same quality and style.

With its hand made cotto tiled floor, and its nudish color walls, the overall atmosphere is at ease and well cured.

LAYOUT

BEDROOMS

All the bedrooms present typical features, and all have private bathroom. The main bedroom is enriched with the typical Dutch stairs to have access to a small room under roof, currently used a yoga room

BATHROOMS

The main bathroom presents a beautiful stand alone tub, but also a shower, and plenty of space. All the other bathrooms have the shower, apart from a

bathroom in the guest with a tub.

KITCHEN

The kitchen in the main unit, has a masterpiece of design, with its custom-made central isle and its fireplace. The ceiling still presents the typical arches present in old stables, and the shapes of the windows has not been changed. The kitchen in the guest unit, is very large, and well equipped and presents all the typical features well restored

LIVINGROOM

The living room in the main house is on the first floor, with a very cosy feeling given by the massive beams originally found on premises. There is also the predisposition to add a fire place or a stove. The living area on the ground floor, where the kitchen is as well, is a very large room, also allowing space to lounge.

OTHER ROOMS

A small laundry room is accessible from outside. There are also three other areas, in the annex detached from the house that can be restored into more living areas, as well as in storage or garage. On the ground floor of the secondary unit, there is also a former kitchen that can be converted into an additional bedroom. On the first floor of the main unit there is also a semi private office area

FACILITIES

OUTSIDE

Sitting on a quite flat garden, the views all around are beautiful, sneak peaking two villages on opposite direction. The swimming pool is with grey liner and inside steps, and it is 12mt by 4mt. The magnificent oak tree grant shadow all summer long and the peculiarity is that the property has direct access to the water stream right below, even if at the moment there is no an easy access to get to it. The neighbouring field is not part of the property.

TECHNICAL

The property is connected to mains for water. A water well is present too, and the pump needs to be added. Lpg for heating and hot water.

ENERGY

TBD

OTHER FEATURES

DIRECT ENVIRONMENT

Casa Connelle 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 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] (47km); Perugia [PEG] (79km); Bologna [BLQ] (219km); Florence [FLR] (245km); Rome Ciampino [CIA] (260km); Rome Fiumicino [FCO] (273km) and Pisa [PSA] (311km).

DISTANCES

Casa Conelle is close to several towns and cities in both Umbria and Tuscany, as well as the Adriatic coast, including: Serra de' Conti (9km) and Montecarotto (12km); Senigallia (35km), Marotta (39km), Fano (50km); Fabriano (30km); Urbino (57km); Ancona (60km); Sirolo/Numana (77km) Gubbio (62km); Assisi (78km); Perugia (85km); and

Florence (230km).

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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