



## DEMETRA

*The architectural signature of the renovation, preserving the original charm of farmhouse in the most charming of countryside*

PRICE	EUR 2.950.000
SALES CATEGORY	ready to move in
DIMENSIONS	The main house is 682 sqm, while new guest house is 170 sqm. Others outbuildings are 64 sqm and 59 sqm. Extra building allowance for outbuildings is 160 sqm. There is 7.000 sqm of land. All measurements are approximate.

**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**

24

**BEDROOMS**

12

**BATHROOMS**

12

**LOCATION**

GPS: 43.705173,13.129364

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



## INTRODUCTION

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Nestled amidst rolling hills of the Marche region, just a few kilometers from the stunning Adriatic coastline and the renowned beach town of Senigallia, Demetra presents a rare opportunity to own a fully restored boutique hotel that blends historical charm with modern luxury. The property offers an exceptional combination of tranquility, elegance, and easy access to one of Italy's most beloved coastal areas.

This unique property has been meticulously restored by the current owner in 2006 and the annex in 2022, preserving the character and charm of its original structure while incorporating the latest amenities and tasteful contemporary design. The building, dating back to the 19th century, is a traditional Marche-style villa, featuring fair stone walls, exposed wooden beams, and terracotta floors. The

owner, with an eye for detail and a passion for preservation, has carefully revitalized the property, adding an important architectural vision in the whole property, that is clearly shown in the amazingly high ceiling living room, with glass ceiling.

Situated just a short drive from the golden sands and crystal-clear waters of Senigallia's famous beach, the property enjoys a peaceful, rural setting surrounded by vineyards, olive groves, and undulating hills. This ideal location offers the perfect balance of seclusion and accessibility – guests can enjoy the tranquility of the countryside, while being just minutes away from the vibrant atmosphere of Senigallia.

The hotel features 12 elegant guest rooms, each one uniquely decorated with a blend of classic and modern furnishings. Spacious, bright, and welcoming, the rooms offer guests a serene retreat, each equipped with high-end amenities including air conditioning, Wi-Fi, and en-suite bathrooms with modern fittings. Large windows overlook the breathtaking surrounding countryside, allowing natural light to flood in while providing spectacular views of the Marche landscape.

This boutique hotel offers a turnkey business opportunity for anyone looking to enter the hospitality industry. With its impeccable reputation, the property already enjoys a loyal clientele of international and local guests, making it a popular destination for romantic getaways, weddings, and exclusive events. The current owner has established excellent relationships with local suppliers, ensuring that the hotel offers only the best in regional cuisine and wine, further enhancing the guest experience.

The property is fully operational, with all necessary licenses and permits in place. The hotel has strong potential for year-round operation, given its close proximity to Senigallia's beach in summer and the surrounding countryside's natural beauty throughout the rest of the year.

For those seeking additional growth opportunities, the property offers ample space for further development. There is the possibility to expand the



number of guest rooms, create a wellness center, or establish a small farm-to-table restaurant using produce grown on-site.

## LAYOUT

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### BEDROOMS

All the bedrooms have been fully restored. There are 6 bedrooms in the main building, 3 bedrooms in the new annex, 2 bedrooms in the annex overlooking the valley, and 1 bedroom in the small annex by the pool. Three of them with disabled access.

### BATHROOMS

All bathrooms are ensuite, they have large showers and all of them are new, with modern finishings. Others small service toilets are present in the common area, like restaurant, laundry and wellness area.

### KITCHEN

The kitchen is located in the main building and it is fully equipped professional one. It can accommodate easily up to 4 cooks working together, and it presents all the necessary characteristics to bring on a top quality service catering. There is also a kitchen for the use of the guests in the small annex with 1 bedroom.

### LIVINGROOM

The living areas are divided into a large sitting area, characterized by very high walls, and glass ceiling. This is the real signature under the restoration of Demetra. Adjacent to this very bright and large space, there is a dining room with fireplace, that on the other hand, maintain a cosier atmosphere and traditional materials. Next to it, there is another sitting room that opens directly onto the patio.

### OTHER ROOMS

Demetra has a vast variety of technical and service

rooms. There is also a massage room, a large laundry area as well as a large storage.

## FACILITIES

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### OUTSIDE

The garden, which is fully fenced, has several areas in order to grant privacy to the guests. The area right in front of the main building is covered with handmade terracotta tiles, whilst the rest of the garden has grass, and flower beds. The swimming pool is 8mt by 16mt and 1,40 mt deep, hoozon treated.

### TECHNICAL

The property is connected to mains water and in addition 2 collecting tanks of 10.000 lt hoozon treated and used for garden irrigation. Demetra is connected to mains electricity. There are 2 solar panels installed in 2023, and photovoltaic ones still from 2023, generating 11 kw. Boiler is of 32kw, with two tanks: one of 150 lt and the other one is of 800 lt. In the main building there is underfloor heating and fancoils in each room for heating and cooling. Lpg tank also for the kitchen. Septic tank for sewage. The roof is fully insulated. Double glazed aluminium windows with mosquito nets.

### ENERGY

TBD

### OTHER FEATURES

### DIRECT ENVIRONMENT

The property is in a rural location in Le Marche, not far from the town of Trecastelli, where all the amenities can be found.

### NOTES





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

## SURROUNDING

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### TRAVEL

The nearest airports are: Ancona [AOI] (31km); Perugia [PEG] (135km); Bologna [BLQ] (207km); Florence [FLR] (289km); Rome Ciampino [CIA] (260km); Rome Fiumicino [FCO] (313km).

### DISTANCES

Demetra is close to several towns and cities in both Marche and Umbria, especially of the Adriatic coast, including: Senigallia (12km); Marotta (16km); Fabriano (61km); Ancona (38km); Urbino (77km); Assisi (120km); Perugia (145km).

### 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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