



## DEMETRA

*The character and charm of the original building shine through in this 12-room boutique hotel.*

PRICE	EUR 2.950.000
SALES CATEGORY	ready to move in
DIMENSIONS	The main house is 682sqm, and the new guest house is 170sqm. There are two further outbuildings that measure 64sqm and 59sqm. There is 160sqm of extra building allowance permitted for the outbuildings. The property includes 7,000sqm of private land. All measurements are approximate.



**RENTAL POTENTIAL** The property is not currently part of SpecialUmbria'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 SpecialUmbria's 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 in the rolling hills of Le Marche, Demetra presents a rare opportunity to own a fully restored boutique hotel that blends historical charm with modern luxury. Set in peaceful countryside and surrounded by vineyards and olive groves, this elegant property offers easy access to the Adriatic - one of Italy's most loved and least spoiled coastal areas, including the beach at Senigallia.

This unique property was meticulously restored by the current owner, first in 2006 and then in 2022 with the addition of the annex. The character and charm of the original structure have been preserved, while excellent guest facilities and tasteful contemporary design have been added.

The building dates from the 19th century and is a traditional Marche-style villa, featuring light stone walls, exposed wooden beams, and terracotta floors, all beautifully restored. The main living space is a

double height room in the centre of the house topped by a pitched glass roof that sets the architectural tone elsewhere.

The hotel features 12 guest rooms. Individually furnished in a blend of contemporary and traditional styles, they include air conditioning and wi-fi, as well as large windows with spectacular views. The en-suite bathrooms all have high-performance fixtures and fittings.

Demetra 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 the best 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 centre, or establish a small farm-to-table restaurant using produce grown on-site.

## LAYOUT

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### BEDROOMS

There are 12 bedrooms, all of which have been fully renovated. There are six in the main building, three in the new annex, two in the annex overlooking the valley and one in the small annex by the pool. Three of them have disabled access.

### BATHROOMS



All the bedrooms are en-suite. There are large showers and modern fixtures and fittings. There are further toilets in communal areas such as the restaurant, laundry and wellness suite.

## KITCHEN

The fully equipped, stainless steel professional kitchen is in the main building. It can comfortably accommodate four chefs working together and offers all the necessary amenities to provide top-quality catering. There is a further kitchen for guests' use in the smaller annex by the pool.

## LIVINGROOM

In the middle of the house is an incredible double-height room topped by a tent of glass. A beautiful brick floor shows off the soft light of this large, bright space. Artworks hang from a picture rail, giving a gallery feel to this living room. Next door, there's a more traditional dining room with a fireplace, and a sitting room that opens directly onto the terrace.

## OTHER ROOMS

There are several technical and service rooms, including a massage room, a large laundry and plenty of storage.

## FACILITIES

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### OUTSIDE

The property is surrounded by a fully fenced garden with lawns, flower beds, mature trees and even a small olive grove, all of which offer guests plenty of privacy and space. A bricked terrace in front of the main building is a lovely place to sit, while the decked ozone pool (8m x 16m; 1.4m deep) is to the side of the main villa.

### TECHNICAL

Demetra is connected to mains electricity.  
The property is connected to mains water and also

has two 10,000 litres collecting tanks that are ozone-treated and used for garden irrigation.

There are solar panels that were installed in 2023 that generate 11kw.

The boiler has two tanks: 150 litres and 800 litres, producing 32 kw.

The main building has underfloor heating and fan coils throughout, for heating and cooling.

There is an LPG tank for kitchen use.

There is a septic tank for sewage.

The roof is fully insulated.

The aluminum windows are double glazed and have built-in mosquito nets.

## ENERGY

Class A4

## 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 sale of the property in its current state, as described in this profile. The interior and exterior furniture are also available for sale by separate agreement. This property is currently owned by a company and, as such, the transaction will be the sale and purchase of that company's shares.

## SURROUNDING

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### TRAVEL

*Air:* The nearest airports are Ancona [AOI] (31km); Perugia [PEG] (109km); Bologna [BLQ] (197km); Rome Ciampino [CIA] (283km); Florence [FLR] (289km); and Rome Fiumicino [FCO] (297km).



*Train:*The nearest train station is in Senigallia (14km).

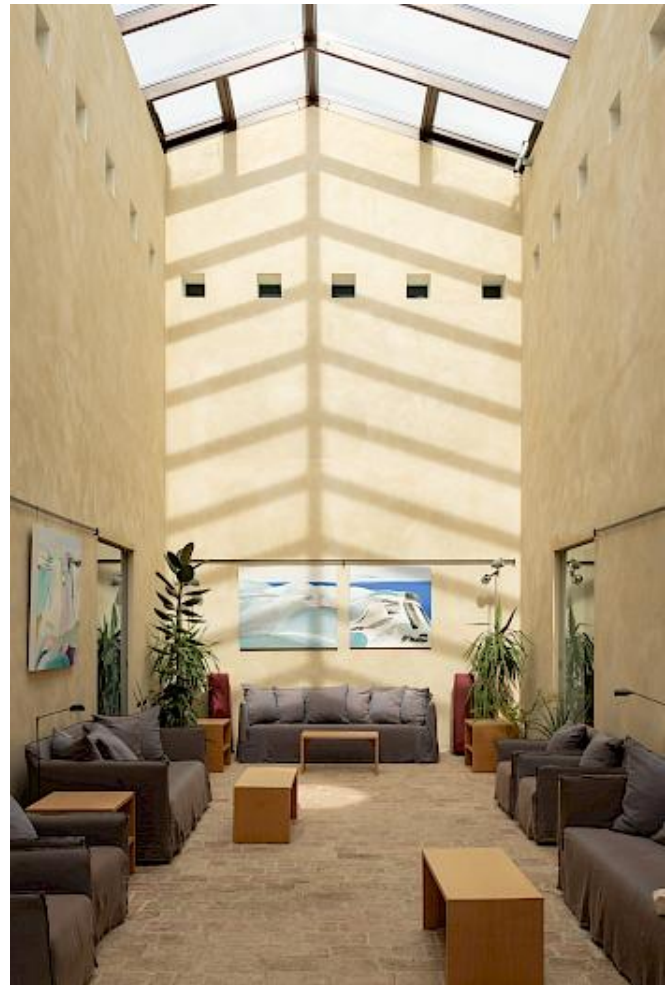
*Road:*The motorway exit closest to the property is at Senigallia (14km; E55) – this road runs north/south along the Adriatic coast.

## DISTANCES

Demetra is close to several town and cities along the Adriatic coast and further inland, including: Senigallia (12km); Marotta (16km); Ancona (38km); Fabriano (61km); Urbino (77km); San Marino (97km); Assisi (120km); Perugia (145km); Arezzo (164km); Bologna (197km); and Rome (270km).

## 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 (57km), too.







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