



DIANA

Nestled in the hills that border Umbria and Marche, this beautifully restored house, once an ancient fortress, exudes timeless elegance and charm.

PRICE	EUR 1.250.000
SALES CATEGORY	ready to move in
DIMENSIONS	The property covers 750sqm, spread out over a main farmhouse, a one-bedroom annex, a further annex with two separate units and a technical room. The external space measures 158,088sqm/15 hectares. All measurements are approximate.
RENTAL POTENTIAL	
SLEEPS	24
BEDROOMS	12

BATHROOMS 10

LOCATION GPS: 43.506358,12.513020
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Diana is a large, traditional stone villa in a breathtakingly beautiful location amongst the wooded hills where Umbria becomes Marche, in the heart of Italy. Not far from Gubbio and Montone, it's also only 40 minutes from Fano and Pesaro on the Adriatic coast.

The main house was meticulously restored in 2012 and is characterised by stone walls, ancient wooden beams, cotto floors and beautiful big fireplaces. On the ground floor there is a tiny chapel – further proof of the property's age and history.

Up until the end of 2024 the estate was used for short-term holiday lets and for events. As such, the main house includes a reception area, a professional kitchen and a restaurant that can accommodate 30 guests, as well as a covered dining terrace at the back with incredible views over the surrounding hills, woods and valleys.

The large annex next to the main house was renovated in 2009 and includes two apartments and a technical room. There are two separate apartments located in the main building, as well.

The property is set in almost 16 hectares of private land that includes a pool and a playground with a trampoline.

This unique estate offers a rare opportunity to own an historical building that blends traditional charm with modern comforts, all in a location of unparalleled natural beauty.

LAYOUT

BEDROOMS

The property's 12 spacious bedrooms have original features and high-quality finishes. There are six doubles in the main house, one in the separate annex and three spread across two separate units in another annex.

BATHROOMS

There are 10 large bathrooms, all with showers and good quality fixtures and fittings.

KITCHEN

There is a well-equipped kitchen in each apartment and a large professional kitchen in the main house. The original kitchen from when the house was a fortress is on the first floor with a huge stone fireplace.

LIVINGROOM

Each apartment has its own living and dining space. In the main house, there are several different living rooms, including one with a huge fireplace on the first floor that is currently used as a dining room.

OTHER ROOMS

There are several technical and service rooms, including a pantry, that are used to maintain the smooth running of the property's hospitality business.

FACILITIES

OUTSIDE

The property sits in a commanding position



overlooking hills, valleys and woodlands. The estate includes nearly 15 hectares of land, most of which (approx. 11 hectares) is arable land and the remainder is partly woodland and meadow. In the garden next to the house is located the pool (13m x 6m), built in 2010 and renovated in 2020. There's also a playground, a concrete ping pong table, a trampoline and a wooden playhouse with a slide.

TECHNICAL

Diana has a three-phase electricity supply.
Four solar panels provide hot water.
A pellet stove was installed in 2021 for heating.
There are also gas-fired radiators.
Water is supplied by a spring on the land. It is also present a water tank that holds approximately 18,000l in case it needs to be filled up.
There is an Imhoff sewage tank.
All windows are double-glazed and have integrated mosquito nets.

ENERGY

Class A3; Class B

OTHER FEATURES

DIRECT ENVIRONMENT

This is a south-facing property in a rural hillside position, 600m above sea level.
Access is by paved road.

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, with the exception of paintings and some personal items.

SURROUNDING

TRAVEL

The nearest airports are: Perugia [PEG] (67km); Ancona [AOI] (103km); Florence [FLR] (167km); Bologna [BLQ] (229km); Rome Ciampino [CIA] (249km); and Rome Fiumicino [FCO] (266km).

DISTANCES

Diana is close to several towns and cities in both Umbria and Marche, including: Pianello (3km); Pietralunga (14 km); Montone (32km); Gubbio (36km); Città di Castello (40km); Urbino (46km); Fabriano (58km); Fano (67km); Perugia (67km); Arezzo (78km); Passignano sul Trasimeno (78km); Pesaro (78km); Deruta (83km); Assisi (85km); Ancona (120km); Spoleto (120km); Florence (154km); and Rome (239km).

LEISURE & ACTIVITIES

There are long walks directly from the property and 18-hole Antognolla Golf course (37km) is one of the most spectacular and challenging in Italy. There are some lovely Adriatic beaches just 40 minutes away.







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