



IL MARCHEGIANO

This traditional Marche farmhouse with original features has been beautifully renovated and maintained and, with its large garden and pool, is a delightful family villa.

PRICE	EUR 1.290.000
SALES CATEGORY	ready to move in
DIMENSIONS	The house is 320sqm. The sale includes 5,500sqm (half a hectare) of private, fenced land. All measurements are approximate.
RENTAL POTENTIAL	This property is not part of Special Umbria's 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	10
BEDROOMS	5
BATHROOMS	3

LOCATION GPS: 43.5011796,12.9380186
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INTRODUCTION

Il Marchegiano is a family villa in a quiet but beautiful location in the centre of Le Marche, with views to the Apennines. Built in regional style, with a brick-floored veranda round two sides of the house and a large garden with a pool, it's a charming, easy-to-live-in property.

The house was expertly renovated by the current owners in 2006 using quality local materials and its custom-made furniture, paintings and lighting design are all included in the sale.

Traditional features, such as cotto and beam ceilings, sit alongside modern additions, while air conditioning, a fireplace and wood pellet stoves make the property comfortable all year round.

The Adriatic coast with its beautiful beaches and great restaurants remains relatively undiscovered and is just 20 minutes' drive from the property.

LAYOUT

BEDROOMS

There are five bedrooms. The two ground-floor rooms have direct garden access, while three further bedrooms are on the first floor. One is a family suite with a spiral staircase from the first bedroom up to the second bedroom, which has a stand-alone bath under the eaves.

BATHROOMS

There are three spacious bathrooms with walk-in showers. There is also a stand-alone bath in the upstairs bedroom of the family suite.

KITCHEN

The well-appointed kitchen has a peninsular that separates it from the dining room, and doors to the outdoor dining terrace.

LIVINGROOM

The main living room is on the first floor. Half divided from a further cosy sitting area, the former has a modern fireplace while the latter has a wood pellet stove. There's also a comfy TV room on the ground floor that has an open doorway to the kitchen, a door out to the garden and a wood pellet stove for extra cosiness.

OTHER ROOMS

There's a large and well-designed laundry and technical room with French windows.

FACILITIES

OUTSIDE

The half hectare garden was designed by a landscape architect and includes terraces and a well.

Traditional Italian planting includes fruit trees, ornamental shrubs, flowers, succulents and a private olive grove with a mix of young and 100-year-old trees. The swimming pool has internal steps running the length of the longer side, beautiful views and a spacious paved surround. There's an outdoor shower. A tree-lined drive has gates that lead into the property and a garage (96sqm) that is dug into the side of the hill.

TECHNICAL

LPG heating is centrally regulated and there is air conditioning throughout. The property is connected

to mains electricity and water.

ENERGY

F

OTHER FEATURES

private pool, air conditioning, central heating

DIRECT ENVIRONMENT

The property has direct access from a paved road via a tree-lined drive and private entrance gates. While other houses can be seen in the distance, full privacy is guaranteed.

NOTES

The asking price refers to the sale of the property in its current state, as described in this profile. To be sold fully furnished, all custom-made furniture, paintings and lighting are included, with the exception of some personal items.

SURROUNDING

TRAVEL

Air: The nearest airports are Ancona [AOI] (50km); Perugia [PEG] (95km); Bologna [BLQ] (221km); Florence [FLR] (241km); Rome Ciampino [CIA] (254km); Rome Fiumicino [FCO] (273km); and Pisa [PSA] (307).

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

Road: The motorway exit closest to the property is at Senigallia (30km; E55) – this road runs north/south along the Adriatic coast.

DISTANCES

Il Marchegiano is close to several town and cities along the Adriatic coast and further inland,

including: Arcevia (11km); Corinaldo (13km); Serra dè Conti (13km); Senigallia (30km); Jesi (40km); Fabriano (41km); Urbino (53km); Ancona (63km); Pesaro (74km); beaches at Conero (77km); Perugia (95km); Assisi (100km); San Marino (108km); Bologna (211km); and Rome (265km).

LEISURE & ACTIVITIES

Some of the best beaches on the Adriatic coast, including Senigallia, are within 30 minutes' drive of the property. There's an 18-hole golf course at Conero (72km), too.







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