



LORO PICENO

Being only 30 car minutes away from the seaside, and boasting a unique setting in the countryside of Le Marche, Loro Piceno offers a equisitel farmhouse, with infinity swimming pool, large living rooms and garden all around, very well positioned in the short term rental business.

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| PRICE | EUR 1.700.000 |
| SALES CATEGORY | ready to move in |
| DIMENSIONS | The complete property is approximately 423 sqm, divided in the main Villa and the annex next to the pool. The garage is approximately 62 sqm. The property's external space is approximately 3.564 sqm. |
| RENTAL POTENTIAL | Loro Piceno is currently part of Special Umbria's holiday rental portfolio. We would be delighted to continue to rent out this property with the new owner, so long as the quality and style of the villa remain similar or better. Please contact us for more details. |
| SLEEPS | 14 |
| BEDROOMS | 7 |
| BATHROOMS | 6 |

LOCATION GPS: 43.197421,13.431931
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INTRODUCTION

Loro Piceno is a traditional Italian Villa in the hills of Le Marche. Perfectly placed in a private setting, yet close to several historic towns and the beaches on the Adriatic coast.

Completely rebuilt during the years 2008-2010, maintaining the ancient style such as barrel-vaulted ceilings, wooden beams and cotto floors, adding precious design elements to the naturally spacious and bright interiors.

Even outside, under the large porch, we can find great attention to detail, such as a covered outdoor kitchen, with a large Weber gas BBQ.

The separate guest house by the pool has also been tastefully renovated and is equipped with comfort, such as a built-in pizza oven in the sleek indoor kitchen.

The entire property is characterized by vast spaces: from the large internal rooms to the outdoor lounge, to the swimming pool area, all immersed in a garden with endless views on the surrounding hills.

The fabulous location also allows you to easily explore the vineyards, countryside, coastline and local towns of this attractive region.

LAYOUT

BEDROOMS

The property has seven bedrooms – six in the main villa and one in the separate guest house by the pool. The rooms are light and airy with fabulous views, comfy beds and traditional beamed ceilings.

The double bedroom on the ground floor has French doors to the garden and, along with the spacious, separate shower room.

On the first floor, there are three double rooms and a large room with a bunk bed. All rooms are comfortably cooled by floor cooling; 2 bedrooms in the main house and the rooms in the guest house have A/C as well.

The shower room has double washbasins while there is also a bathroom with a Jacuzzi corner bath.

The tower has a double bedroom with an en-suite shower room, this bedroom has A/C.

The guest house is located next to the pool and features a double bedroom with an en-suite shower room and a small, sleek kitchenette with a double hob. This bedroom has A/C.

BATHROOMS

There are five bathrooms in the main house and one in the guest house. All of them have showers except for a Jacuzzi bath on the first floor.

On the lower ground floor there is a guest WC and shower room.

KITCHEN

The brick barrel-vaulted ceiling and cotto floor of the kitchen is paired with modern matte black units and is expertly and fully equipped with everything, including two dishwashers, an American-style fridge-freezer, a wine fridge and a fabulous built-in pizza oven. All two internal kitchens and outside kitchen were built between 2020 and 2022.

LIVINGROOM

The spacious and light sitting room is characterized by vast sofas in front of the fireplace. A big archway leads to the barrel-vaulted dining room, also with a fireplace as well as doors to the garden, which is

connected by another arch to the kitchen. The veranda, with approximately 60 sqm, houses a long dining table with various shaded lounge areas.

OTHER ROOMS

There is a large laundry room, a shower room and WC in the basement of the Villa. The underground floor area is completed with a storage room, with a very large garage for several cars and a spacious wellness/spa/gym with shower and jacuzzi. Next to the garage, there is a technical room.

FACILITIES

OUTSIDE

The Villa is approached by a long driveway through the rolling landscape of this beautiful part of central Italy. Entry to the property is through an electric gate where there is a covered parking. The electric charging station is in front of the garage under the villa. The large garden provides lots of space to lounge, dine, swim in the inviting pool (12m x 5.5m, 140cm high) and relax in the olive grove. It is completely fenced and in addition to having dozens of olive trees, there are also cipresses and fruit trees. A covered terrace has a 4m-long dining table served by a fabulous outdoor kitchen with a large gas BBQ.

TECHNICAL

For warm water in the Villa there is an electric boiler working on 4 solar thermal panels, water heated by the fire place and/or electricity (for which 28 photovoltaic panels and a 16KwH battery alongside regular grid connection is available, installed in 2022).

The Villa is heated through underfloor heating powered by three heat pumps, which are supplied by electricity, generated from the photovoltaic system or the grid. As back up there is a LPG gastank powering the central heating boiler, installed in 2021 but so far never used.

There is a separate LPG powered boiler for warm water and heating for the guesthouse (installed in 2021).

In 2022, dehumidification systems were installed in the house to avoid slippery floors. In the same year, airco was installed in the guesthouse. In 2024, further split airco units were added, located in two rooms of the villa.

The access to the property is granted by two gates: one near the villa with new motors and the other one close to the main road newly built in 2021.

The infinity pool was renovated in 2021/2022 with new liner, new travertine borders, heat pump installed in 2022 and regular water pump in 2023. Salt water system with underground water basin. Internet is available throughout the entire property. The automatic garden irrigation system was renewed in 2021-22.

The property is connected to water mains, with water pressure system: 2x1000 liter tanks with pump, "pompa sanatoria" and "pompa ricircolazione" (for quick warm water in all bathrooms).

LPG gas for cooking in the Villa. Also, there is a separate boiler for warm water and heating for the guesthouse (again installed in 2021).

Septic tank with natural dispersion for sewage.

ENERGY

In phase of definition

OTHER FEATURES

DIRECT ENVIRONMENT

Centrally located in Le Marche region, close to Abbazia di Fiastra, 30 minutes by car from Civitanova Marche (Adriatic coast), 20 car minutes to Macerata, 5-10 car minutes to highway between Foligno (Umbria) and Civitanova Marche (coast).

NOTES

The asking price refers to the property in its current state, as described in this profile. The interior and exterior furniture, are included in the sale, with the exception of some personal items. The property is

also currently available for short-term rent where all confirmed bookings must be respected by both the vendor and the buyer.

SURROUNDING

TRAVEL

Air The nearest airports are: Ancona [AOI] (90km); Perugia [PEG] (110km)

DISTANCES

The villa is close to several towns and cities in both Le Marche and Umbria, including, Loro Piceno (4km); Macerata (17km); Civitanova Marche (36km); Fermo (36km); Fiastra (37km); Sirola (55km); Ancona (82km); Assisi (98km); Spoleto (108km); Perugia (115km); Rome (236km); and Florence (294km).





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