



## MALATESTA MAISON

*The property leaves absolutely astonished for its architectural design, for its interiors and for the landscape it is nested in.*

PRICE	EUR 1.995.000
SALES CATEGORY	ready to move in
DIMENSIONS	Inside: 760 sqm (main house: two-storey for a total of 530 sqm; two-storey annex 1: 130 sqm; two-storey annex 2: 100 sqm); outside: approximately 10.000 sqm. Extra 30% of the the main house surface is allowed to build extra.
RENTAL POTENTIAL	Special Umbria currently rents out this property successfully for short-term holiday lets and is delighted to continue doing so with the new owners.
SLEEPS	10-11
BEDROOMS	9
BATHROOMS	11



LOCATION      GPS: 43.528395,12.805200  
Scan the picture below with a suitable smartphone or tablet computer:



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## INTRODUCTION

Set in one of the most unspoilt areas of Italy, L'Opera is a seamless fusion of ancient buildings and modern design. Previously run as a boutique hotel, this large property is set over three buildings, parts of which are known to date from as far back as 1485.

The spacious layout includes a two-storey main building with the kitchen, reception rooms and bedrooms upstairs. This is attached to a smaller two-storey farmhouse (annex 1) with further bedrooms. There is an additional stand-alone building (annex 2), which is currently used as a wellness area, with a multi-use space on the first floor.

The buildings' simple, clean lines are thoughtfully decorated with a modern mix of Nordic and Italian interior design. Much of the furniture has been made exclusively for the property, while a broad use of materials and unique flea market finds add elegance and comfort.

The property's tranquil setting has far-reaching views from the pool and grounds across the beautiful rolling hills of Le Marche. The ancient towns of Urbino, Gubbio and Fabriano are close by while the Adriatic coast is a 40-minute drive away.

L'Opera is 485m above sea level.

## LAYOUT

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### BEDROOMS

Six spacious en suite double bedrooms in the main building and three en suite doubles in annex 1.

### BATHROOMS

Eleven modern shower rooms, nine of which are en suite.

### KITCHEN

The kitchen, located in the main building, which, along with other pieces throughout the property was custom-made by a local carpenter, includes a natural oak island. All appliances are by Mareno.

### LIVINGROOM

The vast double reception room is located in the main building and opens onto the dining room. Its central feature is its high ceiling with a walkway to the bedroom area on the second floor.

### OTHER ROOMS

Two pantries are located in the main building, along with a hub for the home-control technology and a laundry area. Currently, the ground floor of annex 2, which is separate from the main building, is used as a wellness area.

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## FACILITIES

### OUTSIDE

The property is surrounded by a large terraced garden with far-reaching views of the valley. There is a shaded outdoor dining area, recently built 10mx4m outdoor pool and garaging for two cars.

### TECHNICAL

There is mains water as well as a private well. In addition to photovoltaic panels for the production of electricity with a power of 9kw there are solar panels for the production of domestic hot water with



a daily storage of about 1000 liters. A softener is also installed.

Underfloor heating is present throughout the house and in the annexes and is guaranteed by a heat pump with a power of 16kw. Predisposition to install AC is present. Double glazed windows are installed.

## ENERGY

Class A+B

## OTHER FEATURES

private pool

## DIRECT ENVIRONMENT

The property is located in the middle of the Le Marche countryside and is reached via a 3.7km gravel drive. There are beautiful walks from the door.

## PROPERTY MANAGEMENT

Special Umbria can offer full property management and rental services. For more information, please go to the separate services section of the website.

## NOTES

The mentioned price is the last asking sales price for the property excluding interior and exterior furniture as described in this profile and in the state it was in, in the course of June 2022, when it was committed to be sold. All currently taken short-term rental commitments are and will be honored by the new owners.

## SURROUNDING

### TRAVEL

The nearest airports are Ancona Falconara (60km), Umbria Sant'Egidio (80km) and Bologna (195km). T

### DISTANCES

L'Opera is close to several towns and cities including Ancona (72km), Assisi (90km), Florence (200km), Perugia (100km) and Urbino (45km).

## LEISURE & ACTIVITIES

Some of the best beaches of the Adriatic are within 30-50 minutes' drive of the property, including Monte Conero.









Please check this profile on our website for more pictures. Thank you.