



## MONTECONTI

*Vaulted ceilings, arched doorways, original beams and cotto floors are just some of the typical features of this farmhouse, from which enjoying the best views Marche has to offer: vineyards, fields, sweet rolling hills, the Appennine and as the horizon the sea line.*

PRICE	EUR 1.350.000
SALES CATEGORY	ready to move in
DIMENSIONS	The main house is 302 sqm, including porch and terrace. The annex/garage is approximately 40 sqm. The open semi-open annex by the pool is approximately 15 sqm.
RENTAL POTENTIAL	
SLEEPS	10
BEDROOMS	5
BATHROOMS	4

LOCATION      GPS: 43.542427,13.090262  
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## INTRODUCTION

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This five-bedroom villa in Le Marche is a true gem, offering an exceptional living experience in one of Italy's most picturesque regions. Nestled within the sweet rolling hills, the property boasts panoramic sea views that can be enjoyed from several corners of the property. Bought in 2006 and restored by the current owner in 2007, has been perfectly designed for leisure time, as well as for family cosy moments, thanks to the large sitting areas both indoor and outdoor.

Just 25 minutes from the nearest beach, this villa provides the perfect balance between serene countryside living and easy access to the vibrant coastal lifestyle.

Inside, Monteconti is designed to impress, with a large gourmet kitchen at its heart, perfect for those who love to cook and entertain. The kitchen, equipped with ample counter space, opens up to the porch area, ensuring that the stunning views of the surrounding landscape are always in sight. The sitting area exudes warmth and comfort, featuring typical Italian design elements like exposed beams and terracotta floors, creating a cozy ambiance for family gatherings or quiet evenings by the fireplace.

The five spacious bedrooms offer plenty of room for family and guests, each designed to provide comfort and tranquility. Large windows invite in natural light and frame the beautiful views of the hills and

sea, making each room a peaceful retreat. The villa's modern pool is a highlight, providing a luxurious spot for relaxation and recreation. Whether you're swimming laps or lounging on the poolside deck, the pool area offers a perfect vantage point to take in the stunning surroundings.

Outside, the mature garden envelops the villa in lush greenery, with carefully curated local flora that blooms throughout the year. This expansive outdoor space is ideal for enjoying al fresco meals, hosting gatherings, or simply taking a leisurely stroll among the trees and flowers.

In essence, Monteconti is more than just a home; it's a lifestyle. With its breathtaking sea views, glorious morning sun set, proximity to the beach, and serene countryside setting, it offers an unparalleled opportunity to experience the very best of Italian living.

## LAYOUT

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### BEDROOMS

There are three bedrooms on the first floor. All are very large, with multiple windows that make them very bright. Two bedrooms are found on the ground floor also with French doors that create a easy flow with the outside.

### BATHROOMS

One large bathroom with shower is on the first floor. Two bathrooms are on the ground floor, and one of them host also the boiler and the laundry room. There is also a small bathroom with shower in the area of the swimming pool.

### KITCHEN

Main kitchen is on the ground floor and it is big enough also for dining table hosting 10 people. There is also a fully equipped outdoor kitchen by the pool, with ice making machine, oven, sink and hobs to cook.



## LIVINGROOM

The main living room opening onto a glorious open terrace is on the first floor, with very high ceilings, large fire place, cotto floors and view onto the countryside stretching to the seaside.

## OTHER ROOMS

On the ground floor there is also a semi-detached room, currently used as a billiard room. There is also a separate pantry behind the kitchen. The garage is large and there is behind a small technical room.

## FACILITIES

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### OUTSIDE

The property is approached along a private drive with automatic gate, with an avenue of trees, including cypresses. Set in a large garden with wonderful views across the valley, there is an extensive lawn and some beautiful mature trees. There is also a vegetable garden. The pool is perfectly positioned slightly above the house.

### TECHNICAL

The property is connected to mains electricity and water. GPL is the source for boiler for radiators and hot water.

Photovoltaic panels providing 4kw.

Double glazed windows everywhere, as well as mosquito nets.

### ENERGY

Class F

### OTHER FEATURES

### DIRECT ENVIRONMENT

The property is only 1,5 km from the town of Montecarotto, with a very easy access from a tarmac road

## NOTES

The asking price refers to the property in its current state, as described in this profile. Some of the interior and exterior furniture is available for sale through separate agreement.

## SURROUNDING

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### TRAVEL

The nearest airports are: Ancona [AOI] (66km); Perugia [PEG] (79km); Bologna [BLQ] (207km); Florence [FLR] (251km); Rome Ciampino [CIA] (260km); Rome Fiumicino [FCO] (273km) and Pisa [PSA] (311km).

### DISTANCES

Monteconti is close to several towns and cities in both Umbria and Tuscany, as well as the Adriatic coast, including: Montecarotto (1,5km) and Serra De' Conti (1,5km); Senigallia (28km), Marotta (37km), Fano (50km); Fabriano (41km); Urbino (57km); Ancona (50km); Sirolo/Numana (60km) Gubbio (60km); Assisi (90km); Perugia (100km); and Florence (200km).

### LEISURE & ACTIVITIES

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









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