



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in Gualdo (MC) Contrada Marchesi 2

16th century rural complex in Gualdo, Marche

We are in Gualdo, in the province of Macerata in the Marche region, only 30 minutes from the coast of the Adriatic Sea. The 'Elisei' holiday farm is easily accessible from any direction:

10 minutes Monti Sibillini National Park

30 minutes Macerata

30 minutes Adriatic Sea

50 minutes Conero Park

60 minutes Ancona-Falconara Airport

The famous cities of Assisi, Spoleto and Ascoli Piceno are within driving distance, but there are many medieval towns surrounding the area, e.g. Sarnano and San Ginesio. is located in Gualdo di Macerata in the Marche region, in one of the most picturesque areas of the Marche region.

A typical 16th century rural complex, completely restored respecting the original local style.

- land of approx. 17.35 hectares
- restored buildings 564 sqm, 3 buildings, 5 flats, 7 bathrooms, 8 rooms (see details of restored buildings).
- building demolished, it is possible to rebuild it, ground floor of 144 sqm + first floor of 113 sqm + attic.
- small ruin formerly used for silkworms.
- large garden with 5 olive trees over 10 years old.
- swimming pool (10x5 metres).
- stone barbecue.
- the property includes reforestation on 3 hectares, walnut and cherry trees over 20 years old.

Restored property details

First building

restored in 1999 and 2017, 432 sqm exterior

basement 173 sqm, ground floor 158 sqm, first floor 101 sqm.

The building is divided as follows:

1 - "Apartment

located on the ground-floor, consists of a living area with kitchen, a bedroom with a double bed, a bedroom with two single beds and a bathroom with bathtub.

2 - "Apartment

located on the ground floor, consists of a living room with kitchen, a bedroom with a double bed, a bedroom with two single beds and a bathroom with bath.

a bedroom with two single beds and a bathroom with shower.

3 - "Mansard

attic apartment on the first floor, consists of a living room with kitchen, a bedroom with a double bed, a bedroom with two single beds and a bathroom with shower.

a bedroom with two single beds and a bathroom with shower, outside there is a characteristic and panoramic terrace.

The three flats have independent entrances, are completely autonomous and finely furnished. The kitchens are complete with sink, gas, fridge and dishwasher.

In the basement: laundry room with bathroom, a restored multipurpose room, two storerooms, and a cellar.

Second building

restored in 2002 and 2010, 90 sqm exterior

The building is subdivided as follows:

4 - "Apartment

ground floor, consists of a living area with kitchen, a double bedroom, and a bathroom with shower.

Wellness area:

room with sauna and 6-person spa.



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Third building

restored in 2006, 42 sq m exterior

5 - "Apartment":

ground floor, one-room apartment with living area/double bedroom, and a bathroom with shower.

INFORMATION

Ref.	Marche 027
Type	Sale
Category	Villa
Price	1,750,000.00
Annual Expense	
Year	1600
Energetic Class	E 168.21

NUMBER

Rooms	12
Bedrooms	8
Bathrooms	8
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	600
Garden	170000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Hill
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	Wood Blinds	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Ceramic	Access for disabled	No barrier

ACCESSORIES

Antitheft

Air conditioning

Double glazing

Photovoltaic system

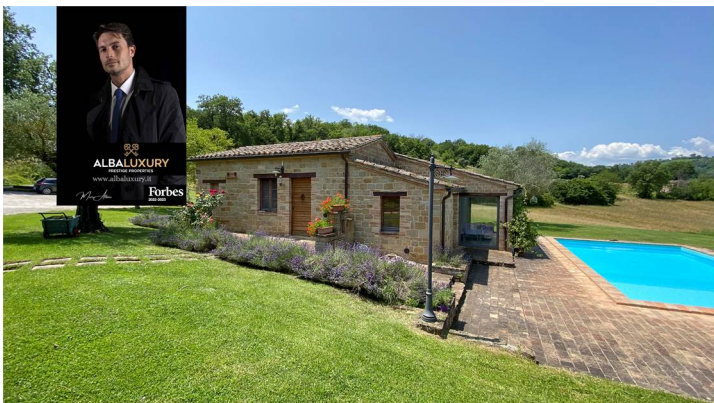
Swimming pool

Storage room



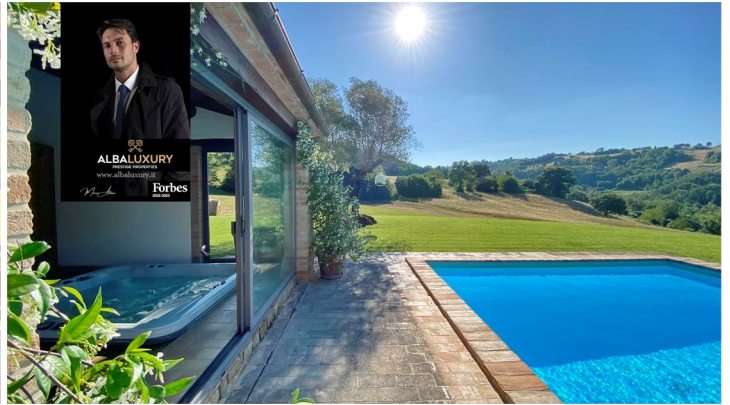
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IMAGES





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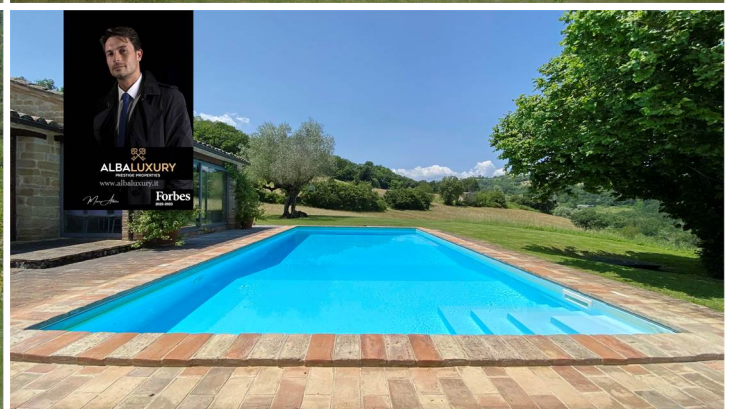
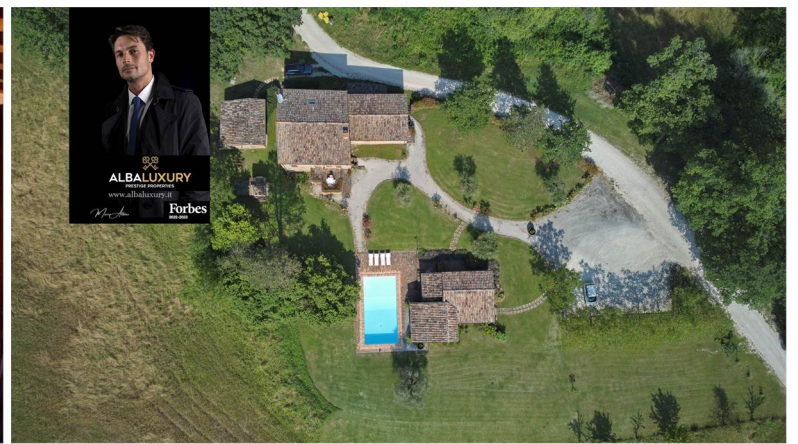


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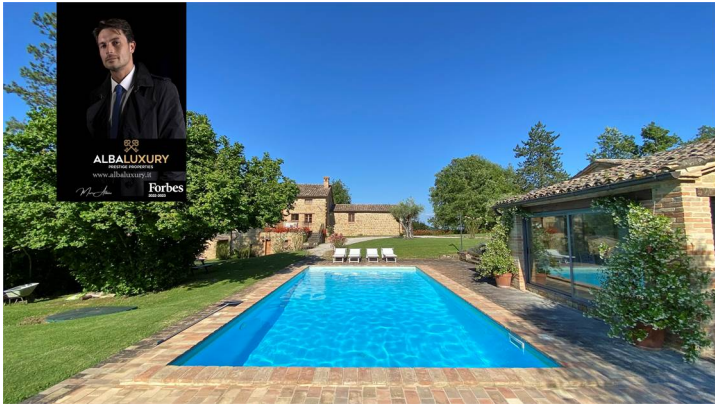


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FOR CONFIDENTIALITY REASONS,
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