



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 Colli al Metauro (PU) via Cartoceto 38

Enchanting resort in Urbino, Marche

The property is located a few kilometres from the famous Renaissance city of URBINO, in a dominant and open position, immersed in the green Marche countryside. The proximity of the Roman Fano makes the wide sandy beaches easy to enjoy. The strategic location, set in the hillside at 300 metres above sea level, allows one to enjoy magnificent views and sunshine during most of the day. The surrounding countryside is well maintained and free of new buildings. The property consists of two distinct and adjacent parts

The first structure is represented by a villa restored from an early 19th century farmhouse following the canons characteristic of the style of the place and employing fine materials. The original body consists of two levels with a total surface area of approximately 800 square metres, with subsequent extensions leading to a total surface area of 1800 square metres. It is currently home to a starred restaurant that has expanded its business with event organisation and hospitality.

The first floor of the villa consists of a large living room with the possibility of a fireplace, two double bedrooms, a walk-in wardrobe, a gym, 3 windowed bathrooms, large verandas on two fronts of the building, one that runs the entire length, and one that overlooks the rear side of the structure.

The ground floor consists, in the original part, of a large hall with fireplace and services; professional kitchens in an excellent state of repair with staff toilets; two extensions used as restaurant rooms with sliding glass panes over the entire height, a wooden roof supplied by the company Centroleigno, professional Bang&Olufsen piped music systems; a large underground reinforced concrete cellar housing approximately 10,000 bottles. All the rooms are equipped with state-of-the-art thermal conditioning and electrical systems.

The villa is surrounded by a garden with an irrigation and lighting system, a swimming pool with wooden flooring, and a terrace with an equivalent area for storage and dressing rooms.

The property is completed by 7 double bedrooms with bathrooms built in bio-construction in front of the pool basin.

This property represents the perfect investment both for those who are looking for a large first home in the country and for those who wish to continue the business project currently in operation, which consists of: quality catering, hospitality and weddings, the latter segment constituting the core-business of the entire structure at this time, as the market sector on which it is proposed is highly profitable.

The second part of the property is represented by neighbouring land on which an olive grove is planted for the production of PDO extra virgin olive oil, various parcels of experimental vineyard already productive, an active production cellar, and a building currently stacked as a place of worship. The entire land is equipped with an irrigation system, a domotic lighting system, and underground electricity poles.

The land in total covers an area of 3.40 ha.

Specifically, the vineyard plots are planted to seven ounces with Sangiovese grapes, two pergolas of centuries-old plants are with Italia grapes; the olive grove is made up of many native varieties and millenary specimens that have a historical as well as productive value; two large greenhouses with an umbrella for the cultivation of the vegetable garden. All the crops comply with organic regulations. The land has been the subject of building permits with tourist-hotel destination. They are currently defined and intersected by roads that allow access on a provincial road and on a vicinal road.



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INFORMATION

Ref.	Marche 001
Type	Sale
Category	Villa
Price	3,400,000.00
Annual Expense	
Year	
Energetic Class	C

NUMBER

Rooms	30
Bedrooms	9
Bathrooms	19
Balconies + Terraces	2
Floor	
Car Space	50
Box	

SQUARE METERS

Commercial	800
Garden	5000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

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

ACCESSORIES

Antitheft	Air conditioning	Barrier-free bathroom	Fireplace	Chimney flue
Safe	Electric gate	Double glazing	Double entrance	Fiberglass
PA system	Home automation system	Photovoltaic system	Satellite system	Separate entrance
Laundry room	Smoking room	Car passage	Footpath	Swimming pool



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Storage room

Outdoor tables

Awning

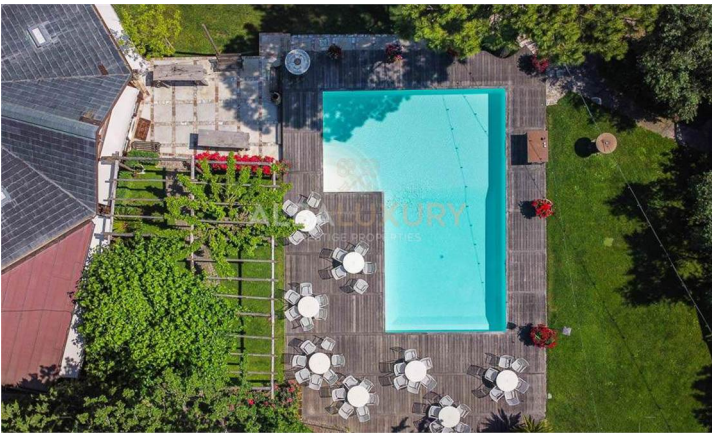
Veranda

Video intercom

Video surveillance

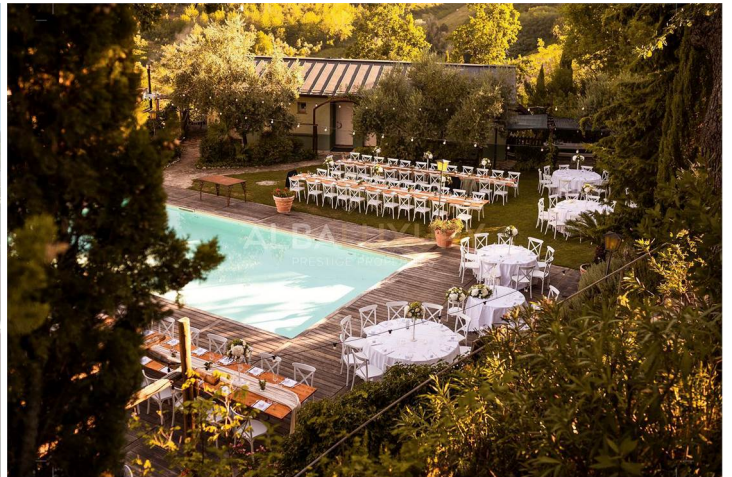
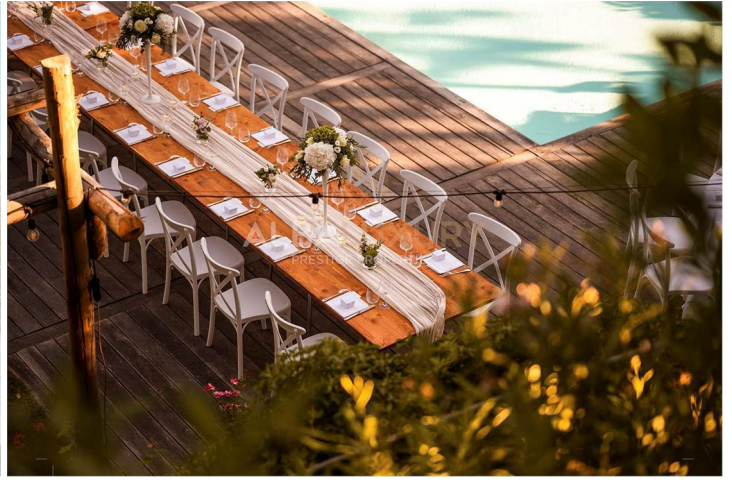
Flyscreens

IMAGES





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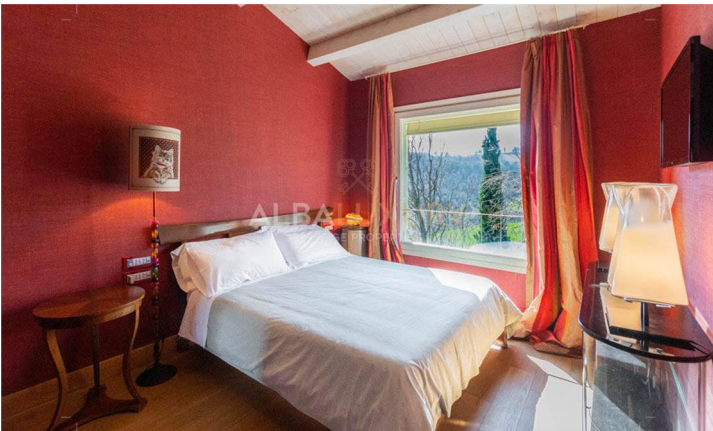


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