



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



## Villa Sale in Matelica (MC) colleferraio 4

### Stunning luxury villa in Le Marche

Superb property in the Marche region consisting of a luxury villa, an annex, restaurant, private chapel, panoramic swimming pool, garden and vineyard.

Description manor villa:

The villa was recently renovated, with a surface area of approx. 495 sqm and arranged on 3 floors. On the ground floor we find the restaurant complete with kitchen, dressing room, rooms and services for staff and guests. On the first floor we find 2 living rooms and a bedroom complete with bathroom and private lounge, as well as 3 bedrooms with private bathrooms.

On the second floor there is a further living room and 4 bedrooms each with private bathroom. Adjacent to the villa is a 55 sqm annexe with storage room, woodshed and oven.

Continuing on, there is an independent house of approx. 210 sqm with 2 bedrooms and 1 bathroom, living room with fireplace and kitchen. There are also 3 large rooms used today as storerooms. There is a further warehouse of approx. 15 sqm. Finally, across the road from the villa is a restored chapel of approx. 60 sqm that can be used for ceremonies.

The garden surrounding the villa is approx. 3,000 sqm, the swimming pool is approx. 85 sqm, there is also a stone solarium with panoramic views. There is also a forecourt used today as a car park.

To finish we find land of approx. 6.4 hectares divided as follows

- an olive grove of approx. 5,600 sqm
- a vineyard of approx. 1.6 ha
- portions of arable land of approx. 3.2 ha with the possibility of increasing the vineyard
- portions of cut woodland of approx. 1.1 ha

Le Marche is an Italian region with ordinary status in central Italy, with the capital Ancona, facing east towards the Adriatic Sea. The Umbria-Marches Apennines mark the border with Tuscany and Umbria to the west; to the north the region borders Emilia-Romagna and the Republic of San Marino, and to the south Abruzzo and Lazio.

#### INFORMATION

Ref.	Marche 029
Type	Sale
Category	Villa
Price	1,500,000.00
Annual Expense	
Year	
Energetic Class	VA

#### NUMBER

Rooms	17
Bedrooms	10
Bathrooms	11
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	835
Garden	70000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	





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## FEATURES

Property Conditions	Renovated	Rank	Elegant	Position	Hill
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Heating	Independent	Type of heating system	Air heating
Energy source	LPG Heating				

## ACCESSORIES

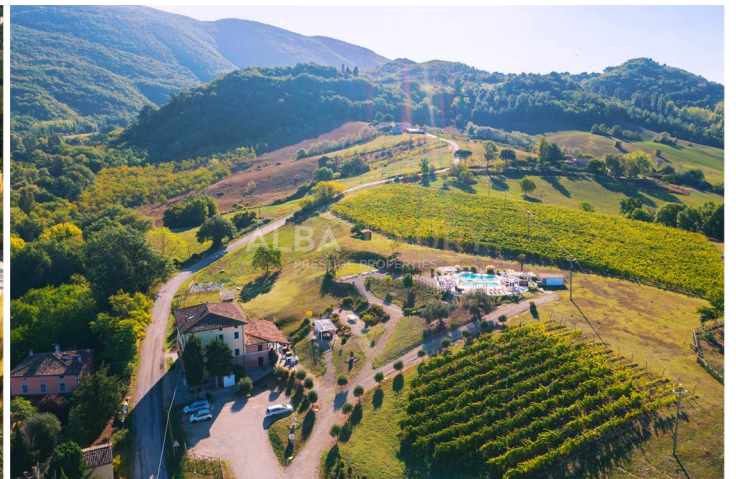
Air conditioning

Fireplace

Swimming pool

Data network

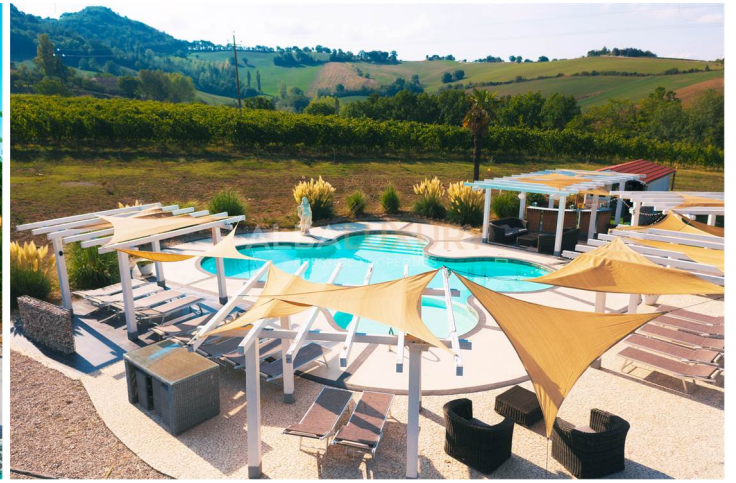
## IMAGES







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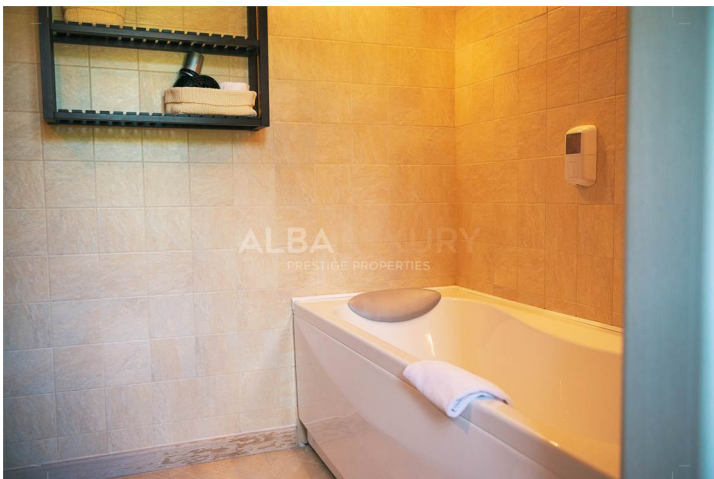
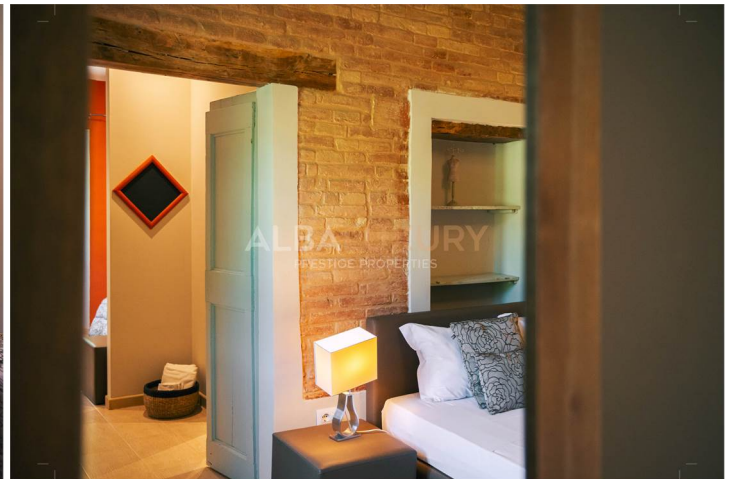
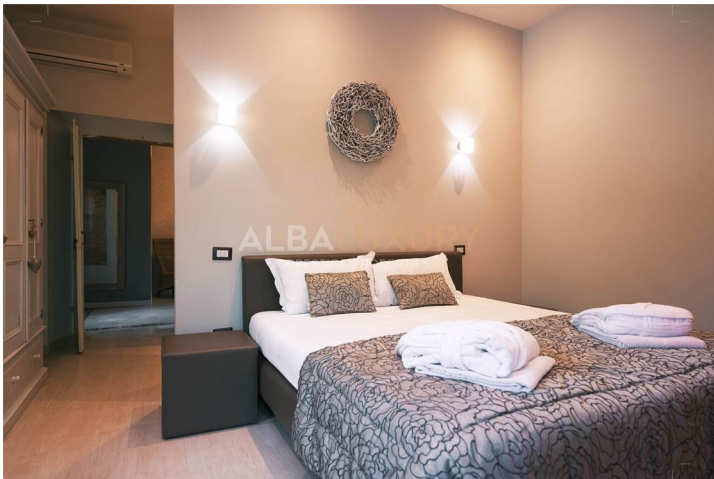
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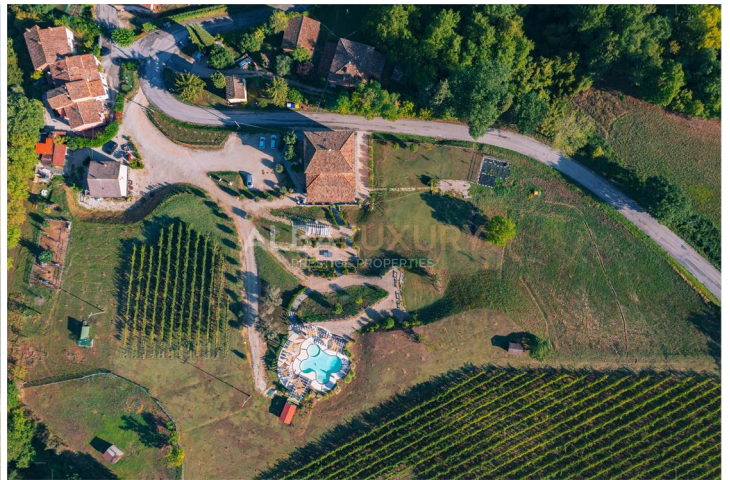
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For confidentiality reasons, plans are  
only released on request

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