



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 Arcevia (AN) via apollinare 1

Splendid property in Le Marche

A splendid renovated Borgo located at 360 metres above sea level, surrounded by the beautiful fields and woods of the Marche countryside.

The Borgo is composed of 4 buildings located around a central square and boasts a splendid swimming pool (14x7m) in a panoramic position with sunbathing area, pool house and toilets. In front of the former chapel is a car park for 20 cars with a partially shaded area. The buildings date back to the 15th and 16th centuries: they consist of stone buildings, terracotta floors, wood-beamed ceilings, exposed stone walls, fireplaces, and frescoes. From 2004 to 2006, the Borgo was carefully renovated both internally and externally, including all the roofs, while maintaining its original characteristics. Apartments of various sizes created in the two main buildings (Villa and Frantoio) have been equipped with all modern comforts. These flats, if requested, can easily be joined into larger residences.

The Borgo has been fully documented in the land register: 1400 square metres and 3 hectares of land. The property is surrounded by 3 hectares (7.41 acres) of land, of which 1 hectare is agricultural and 2 hectares garden consisting of meadows, woods and ancient olive trees that produce approx. 50 litres of oil per year. The Borgo is currently used as a country house for tourists, with 13 flats of different sizes and the owner's house.

Potential uses could be a shared family resort, yoga retreat or other.

The buildings:

The Villa dates back to 1450, has an area of 533 square metres and is on three levels. It comprises eight flats of different sizes that can accommodate couples or families. All flats are equipped with a kitchenette and one or two bathrooms. In total, the villa comprises fifteen bedrooms and nine bathrooms and a reception area. There is a restored old chapel with an altarpiece and frescoes.

The restoration included frescoes at the entrance to the villa with its historic staircase

The Frantoio (former oil mill) has an area of 406 square metres on two levels.

This building dates back to 1709 and was once the farmer's accommodation.

It has five flats that can accommodate from two to six people. All flats are equipped with a kitchenette and bathroom.

It also includes a large professional kitchen, which has been officially approved and therefore authorised to prepare meals for the Borgo's guests, and a large dining room with underfloor heating that allows group activities such as yoga.

The owners' house includes an additional guest flat and large wine cellars, with a surface area of 250 square metres. The cellars, once used for wine-making, are now representative places for parties or gatherings.

The main flat comprises a living and dining room, a large fully equipped kitchen, a study or single room, and a double bedroom with a large bathroom.

In the basement are the guest flat and the cellars.

The 4th building is the former St. Michael's chapel attached barn, close to the car park,

electricity connected in all buildings and rooms, 220 V,

2 separate meters, one for the commercial buildings, one for the private house

Also a 360 V three-phase connection, needed in the professional kitchen

Gas / Heating

LPG tank (5000 l)

The private house is heated independently.

The other 2 buildings have a common central heating system and thermostats in each flat to control the respective temperatures.

The large communal dining room has an underfloor heating system that allows for other similar group activities.

Telephone/WIFI - ADSL in the private house, WIFI accessible to guests from communal areas (dining room and square) - Mains water, 2 meters, one private and one commercial. There is a water softening system common to all buildings.

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, to the south Abruzzo and Lazio.



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INFORMATION

Ref.	Marche 030
Type	Sale
Category	Villa
Price	2,400,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	25
Bedrooms	25
Bathrooms	18
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	1400
Garden	30000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

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

ACCESSORIES

Electric gate

Swimming pool

Data network

IMAGES





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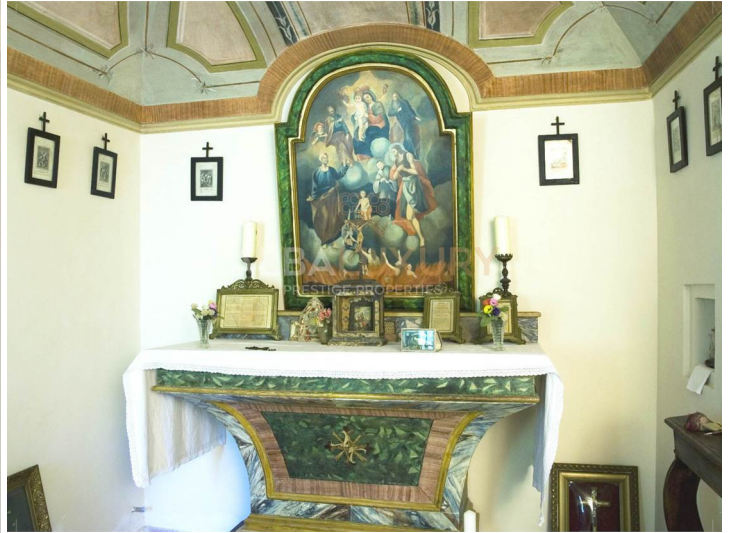


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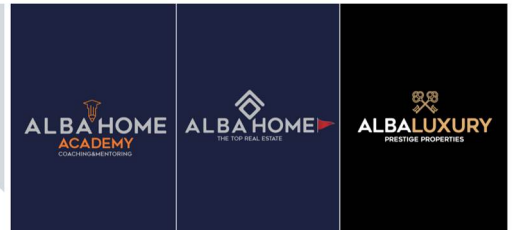
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For confidentiality reasons, plans are
only released on request

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