



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 Massignano (AP) Via Giovanni Bucci 3 1

Exclusive Agritourism Complex in the Conero area

Welcome to the heart of the picturesque landscape of Ancona, where this magnificent agritourism complex stands as a work of art in the setting of Parco del Conero. Strategically located, just 5 km from the coastal towns of Numana and Sirolo, 10 km from the picturesque bay of Portonovo, and surrounded by primary and secondary urban developments, this retreat is a perfect blend of luxury, nature, and tradition.

External Features:

The complex, spread over two levels, boasts a spacious 350 sqm veranda, offering 70 indoor dining seats and a cozy bar. Outside, a large garden hosts 120 seating places, creating the ideal setting for al fresco dinners. The kitchen is fully equipped, with dedicated areas for washing, changing, and staff bathrooms.

The organic farming area is a gem, featuring an orchard of 30 plants, lavender fields, 500 paccasassi plants, aromatic herbs, 4 persimmon trees, and a total of 700 olive trees, including 20 century-old ones. The property also offers the possibility of agricamping and features an inviting swimming pool.

The stable area is a paradise for horse lovers, with a horseshoe-shaped structure housing 37 boxes, including 6 with paddocks. There are 48 external boxes with paddocks, 2 tack rooms, 1 warehouse, 1 changing room, and 1 bathroom with a shower. The facility also includes a barn, two regulation-sized riding fields, and a covered round pen of 270 sqm, ideal for sports competitions.

Security is a priority, with a modern alarm system including cameras both in the stables and the main building.

Included in the package is a well-maintained agricultural tractor, ready to support all the farm activities.

This is a unique opportunity to own an extraordinary property that blends the beauty of the countryside with modern comfort and luxury. Contact us today to schedule a visit and discover your future agricultural paradise in the heart of Italy.

INFORMATION

Ref.	Marche 016
Type	Sale
Category	Villa
Price	4,000,000.00
Annual Expense	
Year	
Energetic Class	F 156.21

NUMBER

Rooms	13
Bedrooms	4
Bathrooms	5
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	350
Garden	110000
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



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Garden	Private	Furniture	Furnished	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	Ceramic	Floors Bedrooms	Ceramic
Floors Kitchen	Ceramic	Floors Bathroom	Ceramic	Access for disabled	No

ACCESSORIES

Antitheft

Air conditioning

Footpath

IMAGES



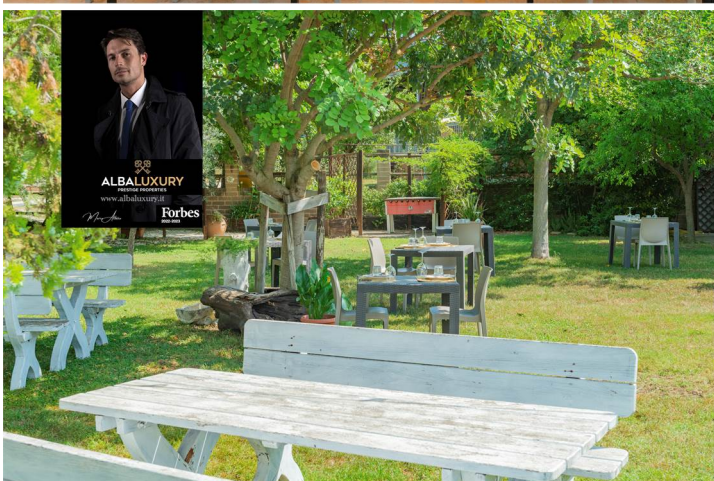


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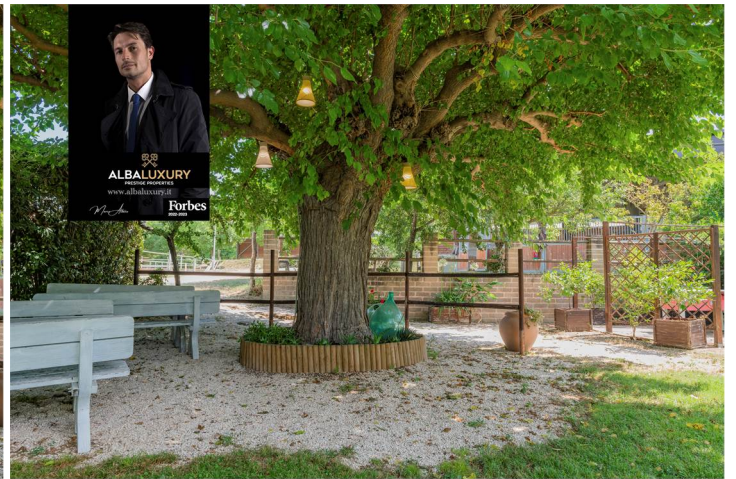
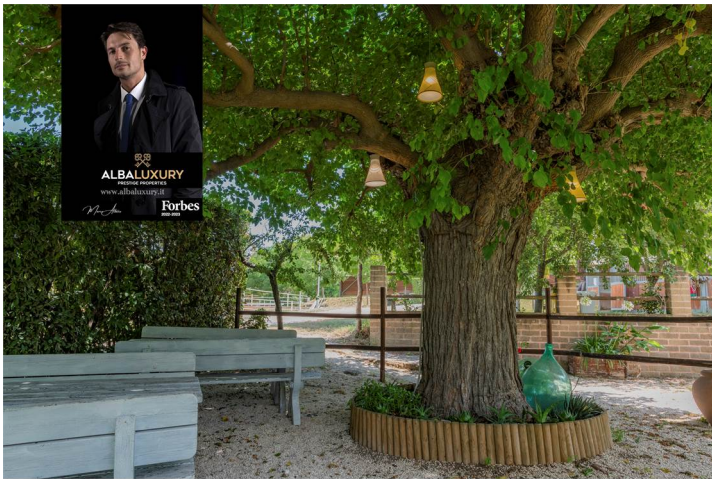


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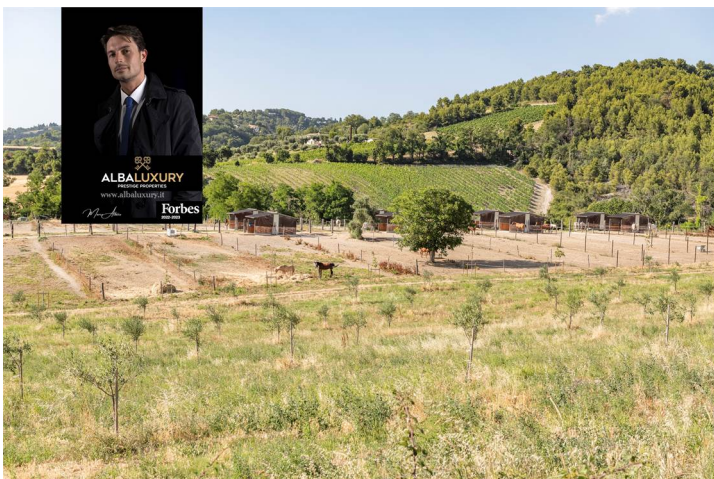
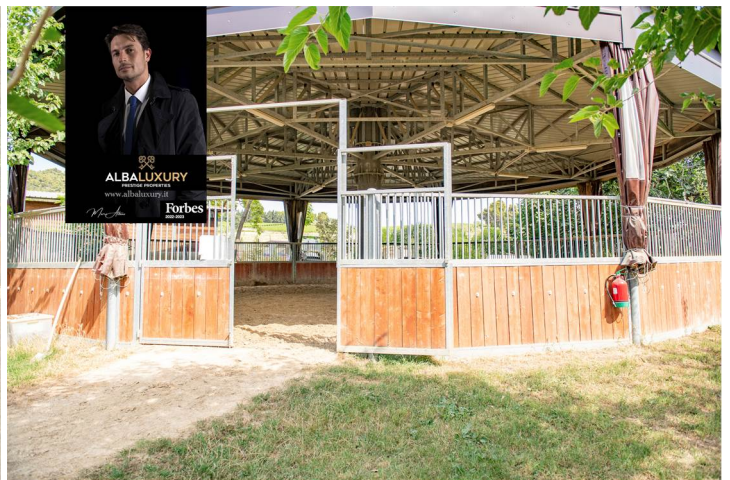
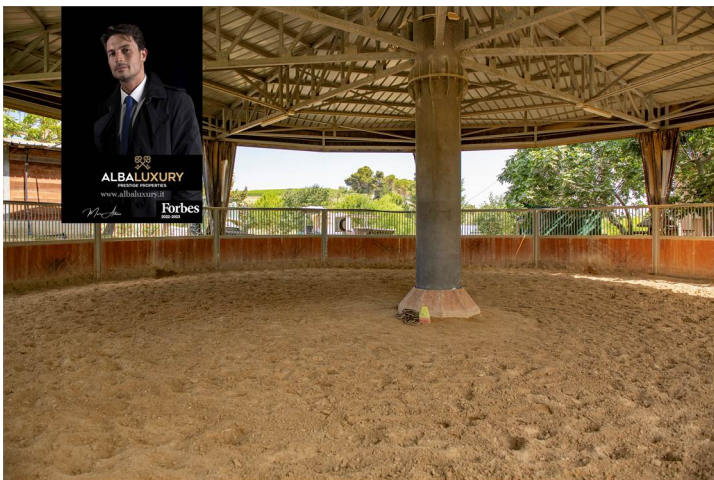
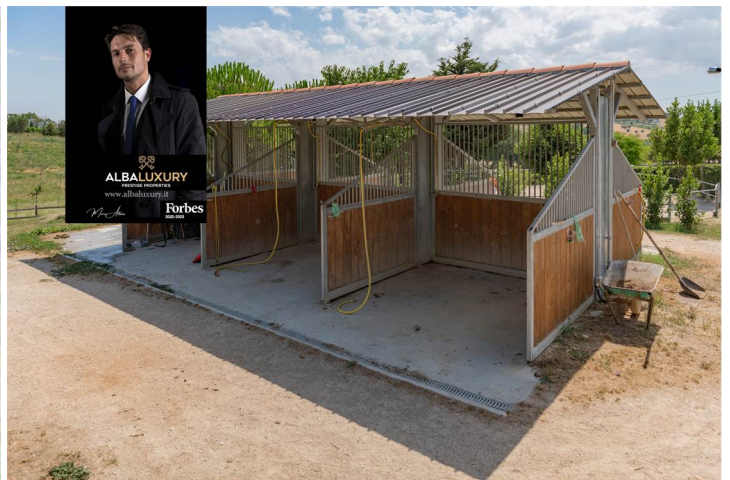


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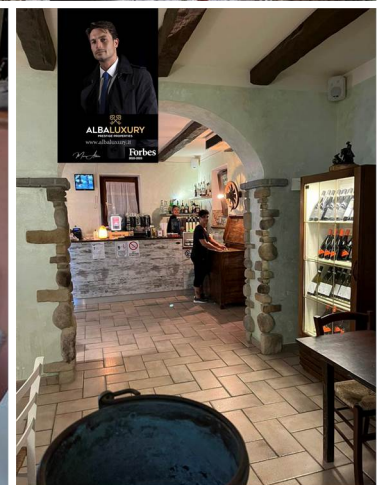
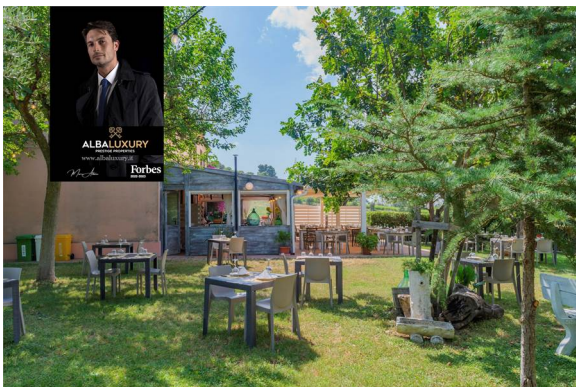


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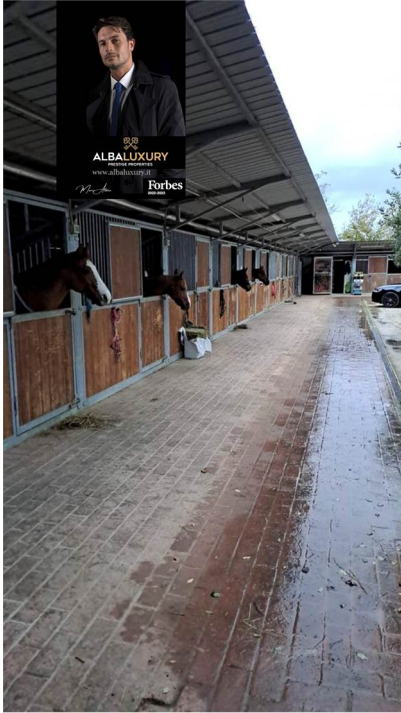


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