

## **BOUTIQUE HOTEL, MANORIAL VILLA FOR SALE IN MATELICA, MARCHE**



**Interiors**  
615 m<sup>2</sup>

**Bedrooms**  
8

**Bathrooms**  
10

**Total land**  
4.5 ha

**Gardens**  
11,000 m<sup>2</sup>

**Swimming pool**  
85 m<sup>2</sup>

**Vineyard**  
500 m<sup>2</sup>

PRESTIGIOUS ITALIAN PROPERTIES

This luxury villa is nestled on the Marche hills between the Apennines and the Adriatic Sea, in a very quiet and convenient location. The property is made up of an elegant manorial villa (8 bedrooms) and a small private chapel, and is currently managed as a boutique hotel. Further enriching the property are a refined restaurant, a beautiful panoramic swimming pool overlooking the valley and a hobby vineyard (500 m<sup>2</sup>).

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2223 – VILLA QUADRIFOGLIO

**TYPE:** manorial villa, boutique hotel

**CONDITIONS:** restored, luxury finishes

**LOCATION:** open and sunny, panoramic

**ACCESS:** excellent

**INTERIORS:** 835 square meters (8,985 square feet)

**TOTAL ROOMS:** 17

**BEDROOMS:** 10

**BATHROOMS:** 11

**ANNEXES:** chapel

**MAIN FEATURES:** masonry building, terracotta floors, wooden beams, refined decorations, historic cellar converted into a restaurant, terraced garden, small vineyard, ample guest parking, private chapel

**EXTERIORS:** 4.5 hectares (11.1 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 85 sqm (clover-shaped)

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 247.70 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** already connected

## CLOSEST CITIES AND TOWNS

Closest services (5km; 5'), Matelica (7km; 10'), Fabriano (14km; 20'), Camerino (24km; 30'), Tolentino (37km; 45'), Jesi (44km; 40'), Gubbio (50km; 50'), Macerata (51km; 1h), Ancona (73km; 1h), Assisi (74km; 1h 10'), Senigallia (79km; 1h), Marotta (87km; 1h), Fano (101km; 1h 10'), Gradara (126km; 1h 25'), Urbino (142km; 1h 40')

## CLOSEST AIRPORTS

Ancona R. Sanzio (57km; 40'), Perugia San Francesco (67km; 55'), Rimini F. Fellini (142km; 1h 30'), Roma Ciampino (248km; 2h 50'), Bologna G. Marconi (261km; 2h 45'), Roma Fiumicino (264km; 3h)

## VILLA QUADRIFOGLIO

This **luxury villa** is nestled on the Marche hills between the **Apennines** and the **Adriatic Sea**, in a very quiet and convenient location. The property is made up of an elegant manorial villa (8 bedrooms) and a small **private chapel**, and is currently managed as a **boutique hotel**. Further enriching the property are a refined **restaurant**, a beautiful **panoramic swimming pool** overlooking the valley and a **hobby vineyard** (500 m<sup>2</sup>).

Services are all available in the nearby town (5km; 5') and several of the most notable cities of **Marche** can be easily reached by car (Fabriano, Camerino, Jesi, Macerata, Ancona, Fano, Gradara...). The sea is just one-hour drive from the villa.

## DESCRIPTION OF THE BUILDINGS

The **manorial villa** (495 m<sup>2</sup> – 5,326 ft<sup>2</sup>, 8 bedrooms and 10 bathrooms) is laid over three floors and include both the restaurant and the guest bedrooms. On the ground floor, where once were the cellars of the villa, is nowadays an elegant restaurant with professional kitchen and guest bathrooms. On the rear are a few rooms for the staff, including a dressing room and a bathroom. On the first floor, the main staircase opens into a central hallway leading directly into two living rooms and the first bedroom with its own sitting room and private bathroom. The living rooms, in turn, leads into three more guest bedrooms, each with its own private bathroom. Going further up, the second floor is made up of a central sitting room opening into four more bedrooms with their own private bathroom. Right next to the villa is a small **outbuilding** (55 m<sup>2</sup> – 592 ft<sup>2</sup>) with oven, firewood shelter and a storage room.

The building has been recently restored trying to preserve the original charm unaltered. The restaurant has been created inside the old cellars and here one can still see the brick walls and the ceilings supported by wooden beams. On the upper floors, the villa features a more noble style with terracotta floors, elegant bathrooms and decorations typically found in manorial countryside villas. Walls are plastered and/or tiled with lightly-colored ceramic tiles: this makes the property very bright and welcoming thanks to the fact that light can easily bounce inside the rooms.

Beyond the road, not far from the villa, is a restored **charming chapel** (60 m<sup>2</sup> – 646 ft<sup>2</sup>) usable for private ceremonies.

## EXTERIOR

The villa is surrounded by a well-maintained garden covering roughly 11,000 m<sup>2</sup>, acting as the perfect location for events and *al fresco* ceremonies. Just below the villa, a private and panoramic position, is the peculiar **swimming pool** of the property, with its clover shape (roughly 85 m<sup>2</sup>). The basin is surrounded by a stone-paved sunbathing area overlooking the valley and is reached through graveled walkways departing from the villa. A generous, graveled apron (located between the villa and the owner's house) allows parking several cars even during events.

The remaining land of the property (roughly 3.4 hectares) include a **vineyard** right next to the villa (500 m<sup>2</sup>), a small **olive grove** (5,600 sqm) and small areas of **coppice woodland** (2.7 ha).

## USE AND POTENTIAL USES

The villa, after being renovated and updated, is currently used as an accommodation business, with eight guest bedrooms and an elegant restaurant for events. The owners currently live in a private dependence, but it is always possible to convert the villa back into a private home if one is not interested in the rental business.









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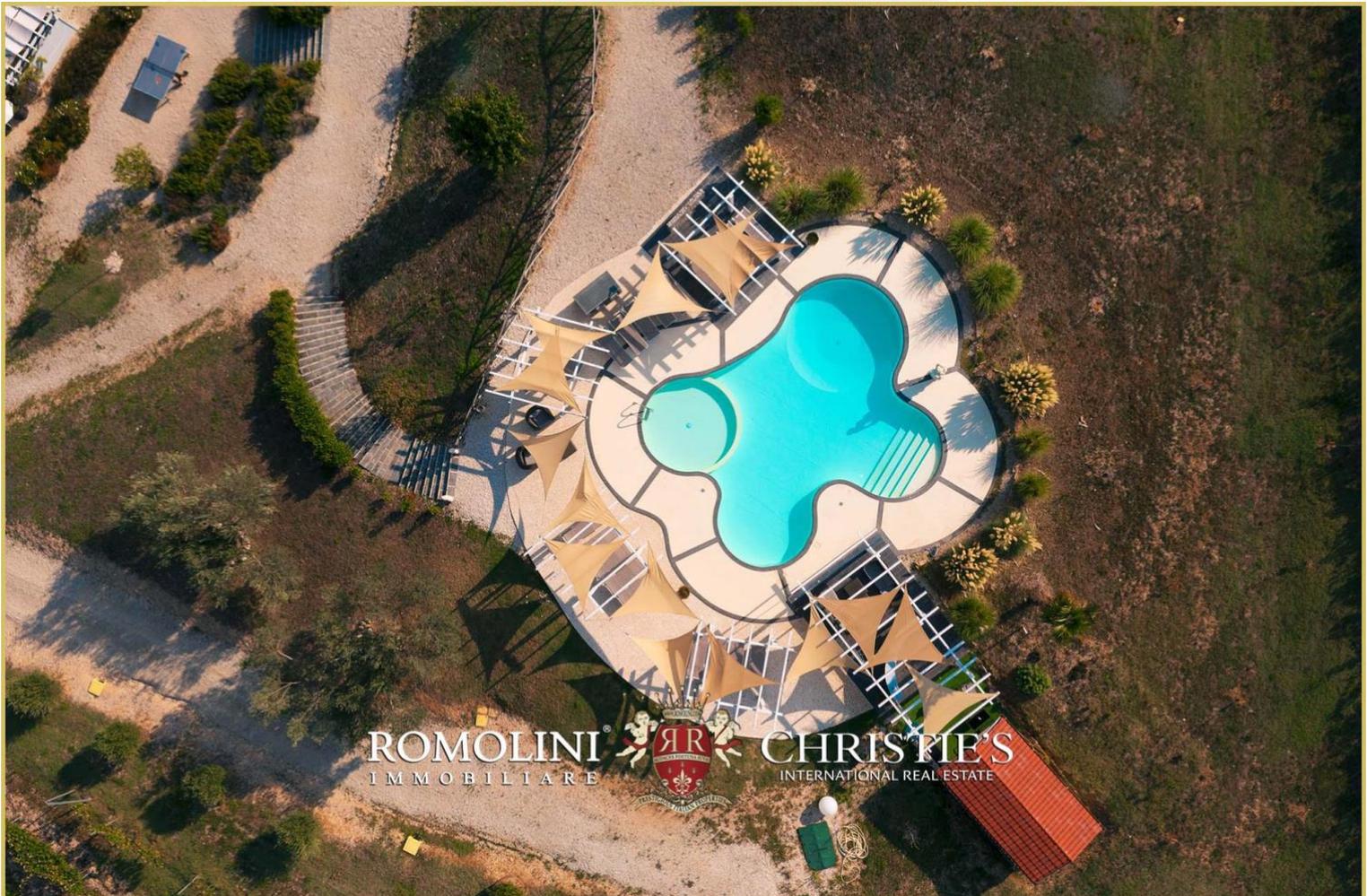
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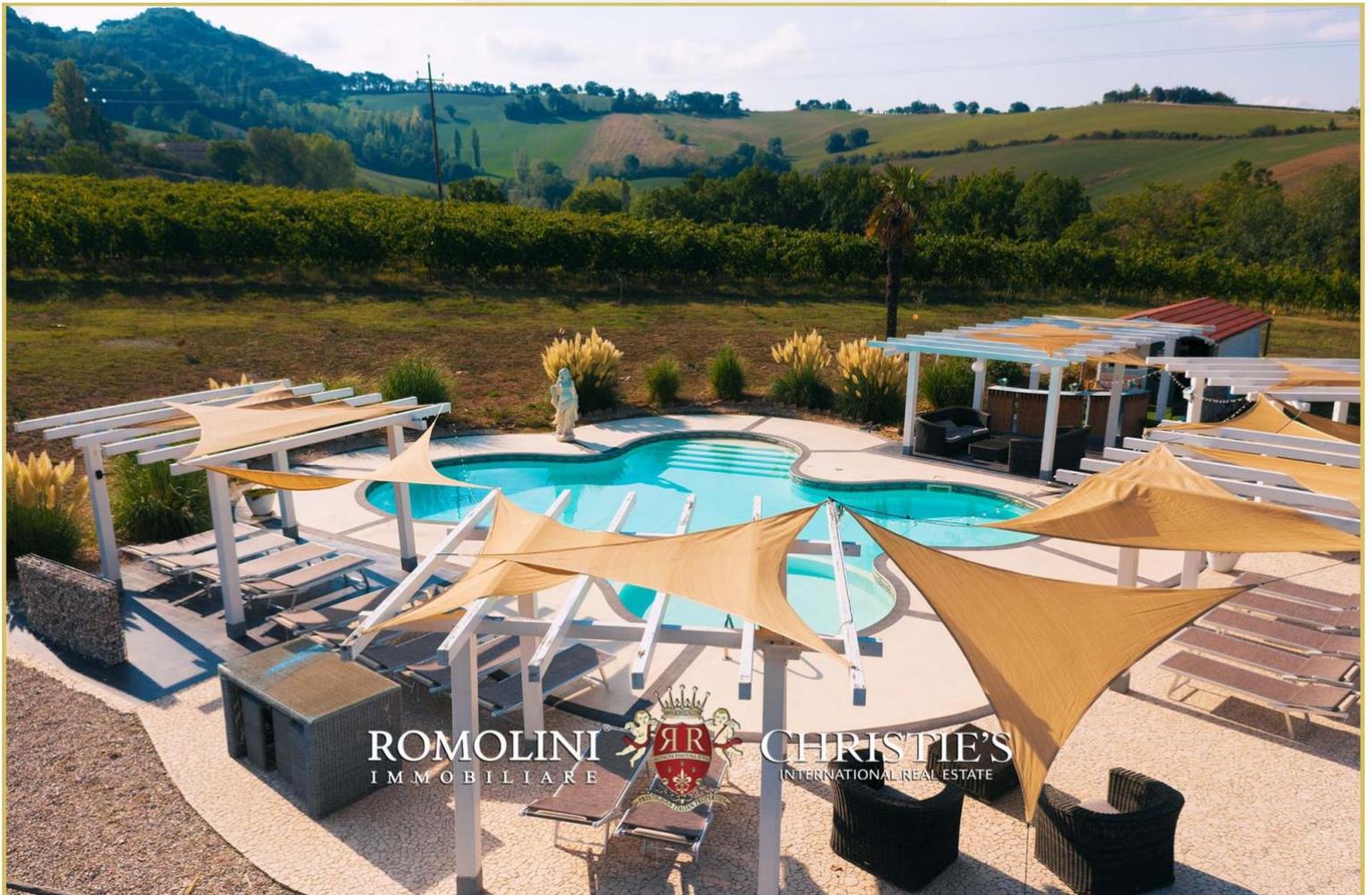
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