

## SEA VIEW CASTLE TO BE RESTORED FOR SALE IN EMILIA-ROMAGNA

Cesena – Cesena – Emilia-Romagna

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**Interiors**  
1,800 sqm

**Bedrooms**  
25+

**Bathrooms**  
28+

**Total land**  
13,812 ha

This 13<sup>th</sup>-century castle is located in the hills of Cesena, halfway between the Apennines and the Adriatic Sea, in an extremely panoramic and convenient location. The imposing building (1,800 sqm) is not currently in use and is in need of complete restoration: a renovation project had been approved to convert the castle into a 25-key boutique hotel. The 13,812-sqm grounds host a scenic lookout (perfect setting for events) and a wooded park surrounding the entire castle.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2294 – CASTELLO DEI MONACI

**TYPE:** 13<sup>th</sup>-century castle

**CONDITIONS:** to be restored

**LOCATION:** hilly, very panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 1,800 square meters (19,368 square feet)

**TOTAL ROOMS:** 50

**BEDROOMS:** 25+

**BATHROOMS:** 28+

**ANNEXES:** no

**MAIN FEATURES:** brick walls, wooden beams, vaulted ceilings, original floorings, wooden doors, terraced *belvedere*, park with centuries-old trees, private well, porch, sea view, renovation project

**EXTERIORS:** 13,812 square meters (3.4 acres)

**GARDEN:** yes, to be recovered

**SWIMMING POOL:** no

**ELECTRICITY:** to be connected

**WATER SUPPLY:** to be connected

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** to be connected

**HEATING SYSTEM:** to be installed

## CLOSEST CITIES AND TOWNS

Town with services (4km; 5'), Cesena (10km; 15'), Savignano sul Rubicone (13km; 20'), Cesenatico (21km; 30'), Rimini (36km; 45'), Repubblica di San Marino (38km; 1h), Forlì (39km; 40'), Ravenna (47km; 45'), Faenza (55km; 45'), Pesaro (67km; 1h), Imola (69km; 55'), Urbino (90km; 1h 25'), Bologna (100km; 1h 15'), Ancona (145km; 1h 40'), Florence (212km; 2h 35')

## CLOSEST AIRPORTS

Forlì L. Ridolfi (32km; 35'), Rimini F. Fellini (38km; 40'), Bologna G. Marconi (105km; 1h 10'), Ancona R. Sanzio (121km; 1h 20'), Firenze A. Vespucci (200km; 2h 10'), Verona V. Catullo (241km; 2h 30'), Venezia M. Polo (254km; 2h 35')

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## CASTELLO DEI MONACI

This **13<sup>th</sup>-century castle** is located in the hills of **Cesena**, halfway between the **Apennines** and the **Adriatic Sea**, in an extremely panoramic and convenient location. The imposing building (1,800 sqm) is not currently in use and is in need of complete restoration: a **renovation project** had been approved to convert the castle into a **25-key boutique hotel**. The **13,812-sqm grounds** host a scenic lookout (perfect setting for events) and a wooded park surrounding the entire castle.

The nearby town (4km; 5') offers all basic services, and the city of **Cesena** is still about a fifteen-minute drive from the castle. The **Adriatic Coast** and its best-known centers (Cesenatico, Cervia, Rimini...) is not far away and easily reached by car.

### DESCRIPTION OF THE BUILDINGS, STATE AND FINISHES

The **castle** (1,800 sqm – 19,368 sqft) is first documented in 1216, when it was conquered by one Umberto Deusdei. From here ownership passed first to the Malatesta family and then to the *Comune* of Cesena (as evidenced by a papal bull from 1465). Disputed for years between the *Comune* and the Papal States, the building passed to the local diocese at the end of the 15<sup>th</sup> century. In 1560 the entire complex was demolished and replaced by a majestic bishop's villa (epigraph dated 1684). The building's current appearance dates back to 1860 (excluding the north wing, built after World War II), and in the early 20<sup>th</sup> century it was used as a summer residence for seminarians.

In disuse for several years now, the building is in need of major renovation in order to be used. Restoration plans have been advanced over time (a very detailed one in 2006) that envisioned converting the building into an **exclusive boutique hotel**.

The ground floor would house the hotel reception, a restaurant with professional kitchen (connected to storage rooms, pantries and dressing rooms in the basement), guest bathrooms, four handicapped-accessible bedrooms with private bathrooms, and a studio apartment. Going up to the upper floors (by staircase or elevator to be built), one would then have access to the hotel itself consisting of three spacious apartments (living room with kitchen, bedroom and bathroom), five studio apartments, and twelve cozy bedrooms with private bathroom and loft.

The building is **under protection by the Superintendent of Archaeology, Fine Arts and Landscape**, but a conservative restoration would allow the building's distinctive features to remain intact while still ensuring sufficient freedom for the new use.

On the northeastern side of the castle, between the two avant-corps and beyond the portico, is a beautiful **terraced belvedere** overlooking the valley below. On particularly clear days, the **Adriatic Sea** is visible on the horizon. At the center of the terrace are an original well and several trees that provide shade and shelter from the hot summer sun.

In total, the castle is surrounded by **13,812 sqm (3.4 ac) of land**: in addition to the belvedere on the northeast side of the castle, the property has a park with mature trees, and part of the area could be used for the creation of a convenient parking lot for guests.



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