



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2401 – **CASA DEL COLLEZIONISTA**

RESTORED COUNTRY HOUSE WITH POOL AND PANORAMIC VIEWS FOR SALE IN MARCHE

Macerata – Macerata – Marche

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Interiors
412 sqm

Bedrooms
4 (up to 5)

Bathrooms
5

Total land
1.6 ha

Swimming pool
19 x 4 m

Set in the rolling hills in front of the Sibilini Mountains, in a peaceful position of rare beauty and with panoramic views, renovated luxury villa with swimming pool for sale. Accessible via a 600 m driveway and located in a sheltered position on a hillside, this farmhouse is a fine example of 19th-century “domestic” architecture from the Marche region and enjoys unparalleled, uninterrupted views over the valley. The land covers 1.6 hectares with olive groves, woods and meadows.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2401 – CASA DEL COLLEZIONISTA

TYPE: countryside villa

CONDITIONS: restored, modern design elements, luxury finishes

LOCATION: hilly, tranquil, panoramic views

ACCESS: excellent, paved road

INTERIORS: 412 square meters (4,433 square feet)

TOTAL ROOMS: 16

BEDROOMS: 4 (up to 5)

BATHROOMS: 5

ANNEXES: guest cottage, storage

MAIN FEATURES: stone walls, polished concrete floors, wooden beams, ample windows, original fireplaces, swimming pool with salt depuration, porch, garden, panoramic views, original oven, olive trees, vegetable garden, travertine-tiled walkways, covered car parking spots

TOTAL LAND: 1.6 hectares (3.9 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 19 x 4 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: underfloor heating throughout

CLOSEST CITIES AND TOWNS

Town with services (5km; 10'), Macerata (33km; 45'), Fermo (24km; 45'), Civitanova Marche (52km; 40'), Recanati (54km; 1h 10'), Ascoli Piceno (57km; 1h 10'), Jesi (75km; 1h 35'), Fabriano (84km; 1h 30'), Foligno (85km; 1h 15'), Norcia (95km; 1h 50'), Ancona (95km; 1h 20'), Assisi (101km; 1h 25'), Corinaldo (138km; 1h 45'), Gradara (169km; 2h), Urbino (185km; 2h 15')

CLOSEST AIRPORTS

Ancona R. Sanzio (102km; 1h), Perugia San Francesco (110km; 1h 30'), Rimini F. Fellini (184km; 2h 5'), Roma Ciampino (251km; 3h 10'), Roma Fiumicino (265km; 3h 15'), Firenze A. Vespucci (284km; 3h 20')

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CASA DEL COLLEZIONISTA

Set in the rolling hills in front of the **Sibilini Mountains**, in a peaceful position of rare beauty and with panoramic views, renovated **luxury villa** with swimming pool for sale. Accessible via a 600 m driveway and located in a sheltered position on a hillside, this farmhouse is a fine example of 19th-century “domestic” architecture from the Marche region and enjoys unparalleled, uninterrupted views over the valley. The land covers **1.6 hectares** with olive groves, woods and meadows.



Services are all available in the nearby town (5km; 10'), while the picturesque town of Servigliano is about 20' away. The area is characterized by important wine cellars for wine lovers and the nearby restaurants are very popular and renowned. Less than 30' drive away is the **Monti Sibilini National Park**, a center for excursions and walks, including the wonderful Bolognola plateau.

Despite its quiet location, the property is well connected. Three airports offer international connections: Ancona (1h), Perugia (1h 30') and Rome (3h). The junction of the **A14 motorway** (Civitanova Marche) is about 40' drive away. Also in Civitanova, there are train connections (including the *Frecciarossa*) to all of Italy.

DESCRIPTION OF THE BUILDINGS, STATE AND FINISHES

The **main house** (278 sqm – 2,991 sqft, 3 bedrooms and 4 bathrooms), which has been renovated and partly rebuilt, features handmade windows in the style of rural houses of the Marche region, partially restored exposed beams and lime-plastered walls. The furnishings and finishes of the house are of the highest quality, with particular attention to detail. The house has underfloor heating throughout, which maintains an even temperature without the intrusion of radiators. The configuration of the spaces is sober and functional in full respect of the original farmhouse.



A series of characterful living spaces are arranged around the core of the house, a main gallery space, currently used to display a small art collection, with polished concrete floors and a large custom-made window. Next to the gallery is a living room with rough wooden floorboards, a lime-

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plastered fireplace and large arched windows. The living room overlooks a small terrace with a garden of ferns, roses and wisteria. The dining room has a wood-burning stove handmade by a South-Tyrol craftsman, an open fireplace for barbecues and a characteristic stone floor recovered from a 16th-century monastery. The fully-fitted kitchen opens onto a terrace with a mulberry tree that creates a shaded area ideal for summer dining. The upper floor is arranged around a central landing, opening onto two separate light and spacious suites: one with a master bedroom, library, walk-in wardrobe and bathroom; the other with a living room and two guest bedrooms, each with its own bathroom. Polished concrete floors give the spaces a minimalist aesthetic which perfectly complements the traditional structure.

Carefully restored and arranged on two floors, the **guest cottage** (134 sqm – 1,442 sqft, 1 bedroom and 1 bathroom) features a poured concrete floor and underfloor heating. The building consists of a living room with a minimalist kitchen block and a large bedroom on the upper floor; on the lower floor is a large bathroom and a large multifunctional room overlooking a terrace with two mulberry trees.



To the side is another small terrace with the original wood-burning oven of the farmhouse. Nearby is the cave for storing wine.

The renovation (2008) was carried out by local builders and supervised by a professional from the area, both of whom are familiar with the history, building style and values of the region. This was an essential starting point, but the owners' aim was also to embrace a modern aesthetic and creative use of space, as well as an integrated approach to sustainability and contemporary environmental considerations.



Most importantly they worked closely with the Zanon studio in Venice (Paolo and Francesco Zanon), renowned for their collaboration with Carlo Scarpa, regarded as the most important Italian architect of the 20th century. After two years of meticulous and often innovative work, the property has once again blended into its surroundings and functions as an efficient and comfortable contemporary home.



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EXTERIORS

A large terrace with a swimming pool connects the main house to the cottage. The terrace is paved with dry-laid travertine slabs (whose proportions are derived from Ludwig Mies van der Rohe's *Barcelona Pavilion*).

The **19 x 4 m panoramic swimming pool** is lined with Luserna stone and equipped with an electrolysis filtration system (chlorine-free salt water with mechanical glass sand filter) and a heat pump for heating the water.



A small garden of herbaceous perennials borders the neighboring field. There are also two fenced vegetable gardens. On the plot there is a large and a small fenced vegetable garden. There is a large parking area with several covered parking spaces and a firewood shelter with a tool shed and porch. Approximately **1.6 hectares (3.9 acres)** of woods, olive groves and meadows surround the houses and a path leads down the hillside to a stream in the valley below.

The setting is pastoral and charming, characterized by unbroken silence and tranquility, with open views to the South during the day and no light pollution at night.



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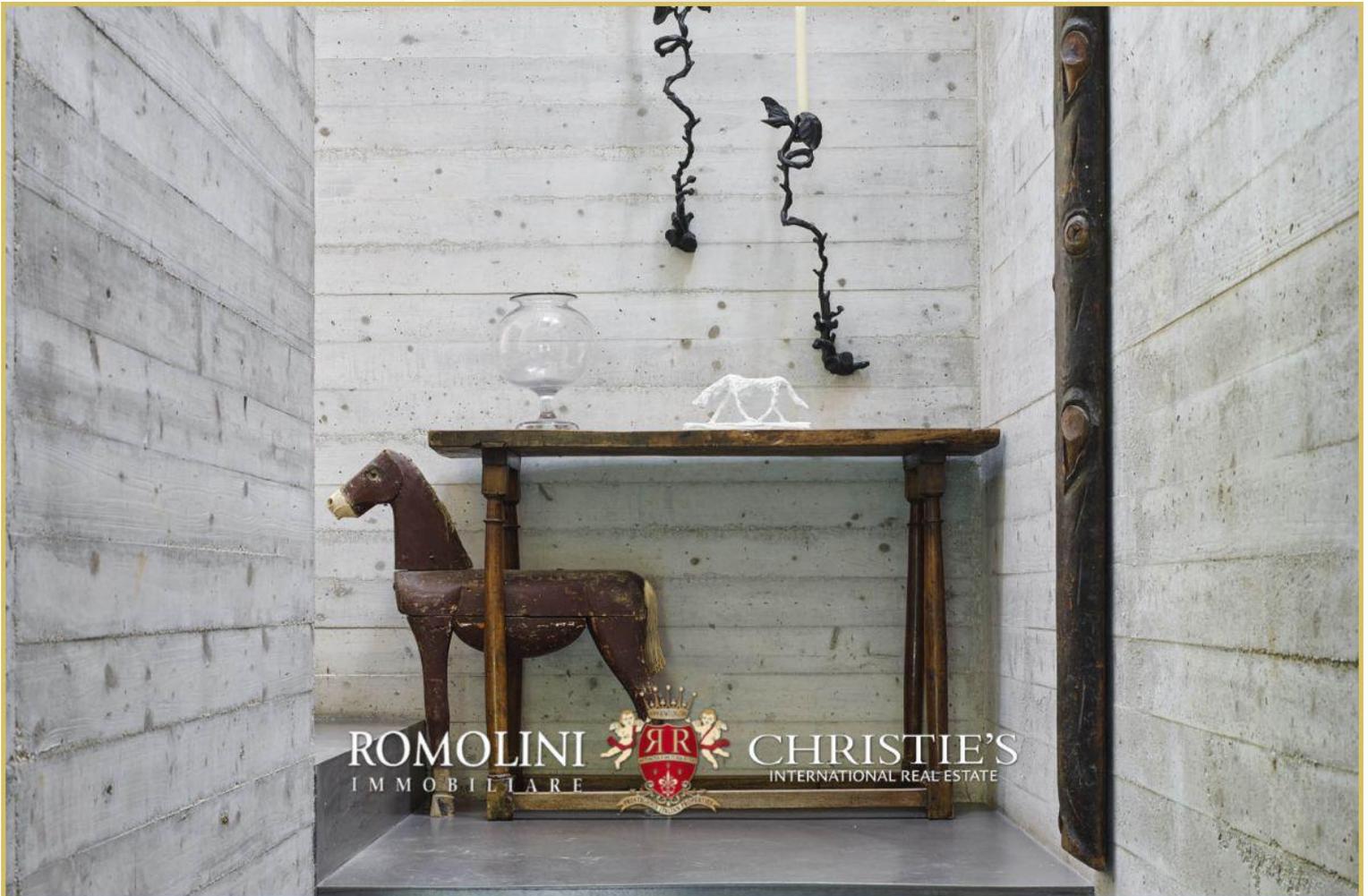
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