

Ref. 2469 – **RESORT MARCHE**
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RESORT WITH WELLNESS CENTER AND HOTEL FOR SALE IN MARCHE, ONE HOUR FROM THE SEA

Apecchio – Pesaro-Urbino – Marche

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Interiors
 2,340 sqm

Bedrooms
 30

Bathrooms
 48

Park
 8.4 ha

Services and amenities

Swimming pools, Kneipp path, whirlwind tubs, sauna, gym,
 Restaurant, Turkish bath, massage rooms, yoga room, thalassotherapy

In the hills between Marche and Umbria, along a small stream, resort with wellness center for sale. The property (over 2,300 sqm) includes a renovated 19th-century farmhouse, ten guest cottages, several swimming pools (indoor and outdoor with Kneipp path), a poolside restaurant and the actual wellness center. All around lie 8.4 ha of private parkland with gardens, guest parking and relaxation areas.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2469 – RESORT MARCHE

TYPE: resort

CONDITIONS: good

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 2,340 square meters (25,177 square feet)

TOTAL ROOMS: 60

BEDROOMS: 30

BATHROOMS: 48

ANNEXES: several tourist accommodations

MAIN FEATURES: 19th-century farmhouse, cottages for the guests, wellness center, guest parking area, swimming pool, Kneipp path, whirlwind tubs, sauna, gym, restaurant, Turkish bath, massage rooms, yoga room, area for thalassotherapy, underground cellar

LAND: 8.4 hectares (20.7 acres)

GARDEN: yes, well maintained

SWIMMING POOL: yes

ELECTRICITY: already connected

WATER SUPPLY: mains water + natural spring

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Town with services (5km; 5'), Urbania (15km; 20'), Apecchio (16km; 15'), Urbino (26km; 35'), Città di Castello (43km; 50'), Gubbio (47km; 45'), Fano (52km; 40'), Corinaldo (57km; 1h), Pesaro (64km; 1h), Senigallia (76km; 1h), Perugia (98km; 1h 25'), Assisi (99km; 1h 30'), Rimini (103km; 1h 20'), Jesi (110km; 1h 25'), Ancona (120km; 1h 25')

CLOSEST AIRPORTS

Ancona R. Sanzio (94km; 1h 5'), Perugia San Francesco (92km; 1h 20'), Rimini F. Fellini (95km; 1h 10'), Firenze A. Vespucci (175km; 2h 30'), Bologna G. Marconi (215km; 2h 15'), Roma Ciampino (273km; 3h 15'), Roma Fiumicino (288km; 3h 25')

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RESORT MARCHE

In the hills between **Marche** and **Umbria**, along a small stream, **resort** with **wellness center** for sale. The property (over 2,300 sqm) includes a renovated 19th-century farmhouse, ten guest cottages, several swimming pools (indoor and outdoor with Kneipp path), a poolside restaurant and the actual wellness center. All around lie **8.4 ha of private parkland** with gardens, guest parking and relaxation areas.

The property is located in an easily accessible position, just 5' from a village with all basic services and less than an hour's drive from the **Adriatic coast**. Important art cities such as Urbino, Gubbio, Città di Castello, Cordinaldo and Senigallia can also be reached in less than an hour.

DESCRIPTION OF THE PROPERTY

The **historic farmhouse** (590 sqm – 6,348 sqft, 8 bedrooms and 14 bathrooms) has been entirely renovated and used as a communal area for guests on the ground floor, with the creation of a reception area, two restaurant rooms with a professional kitchen, a relaxation room and guest bathrooms. A beautiful veranda connects the two wings of the building. On the accommodation front are eight bedrooms, all with private bathrooms and distributed between the ground and first floors. All the rooms have been renovated and maintain the style of 19th-century country houses.

Next to the farmhouse is a **guest accommodation** (216 sqm – 2,324 sqft, 8 bedrooms and 8 bathrooms) consisting of eight independent bedrooms with en-suite bathrooms.

Also next to the farmhouse is a large **wellness center** (490 sqm – 5,272 sqft, 10 bathrooms) that includes several massage rooms, a thalassotherapy room, an indoor Kneipp path, a well-equipped gym, yoga room, sauna, whirlpool baths and service bathrooms.

Next to the swimming pool, in a quiet and reserved location, are **ten guest cottages** (560 sqm – 6,026 sqft, 14 bedrooms and 14 bathrooms). Eight of these are on one floor (45 sqm, all consisting of a living room with kitchen and sofa bed, bedroom and bathroom), while two are more spacious and spread over two floors (100 sqm, both consisting of living room with kitchen, three bedrooms and three bathrooms).

The **restaurant** (130 sqm – 1,399 sqft), located next to the outdoor Kneipp path, consists of a large dining room with bar corner, professional kitchen and large canopy (120 sqm – 1,291 sqft) that can be used in summer as an additional dining area.

The **covered natural spring** (dating back to the early 20th century) has been converted into a relaxation area with whirlpool and **Turkish bath** (9 sqm – 97 sqft) for those seeking peace.

The property is completed by a **storage room for pool equipment** (90 sqm – 968 sqft), **storerooms** (32 sqm – 344 sqft, one with a shed), bathrooms (28 sqm – 301 sqft), an open-air **kiosk next to the pool** (124 sqm – 1,334 sqft) and an **underground cellar** (195 sqm – 2,098 sqft).

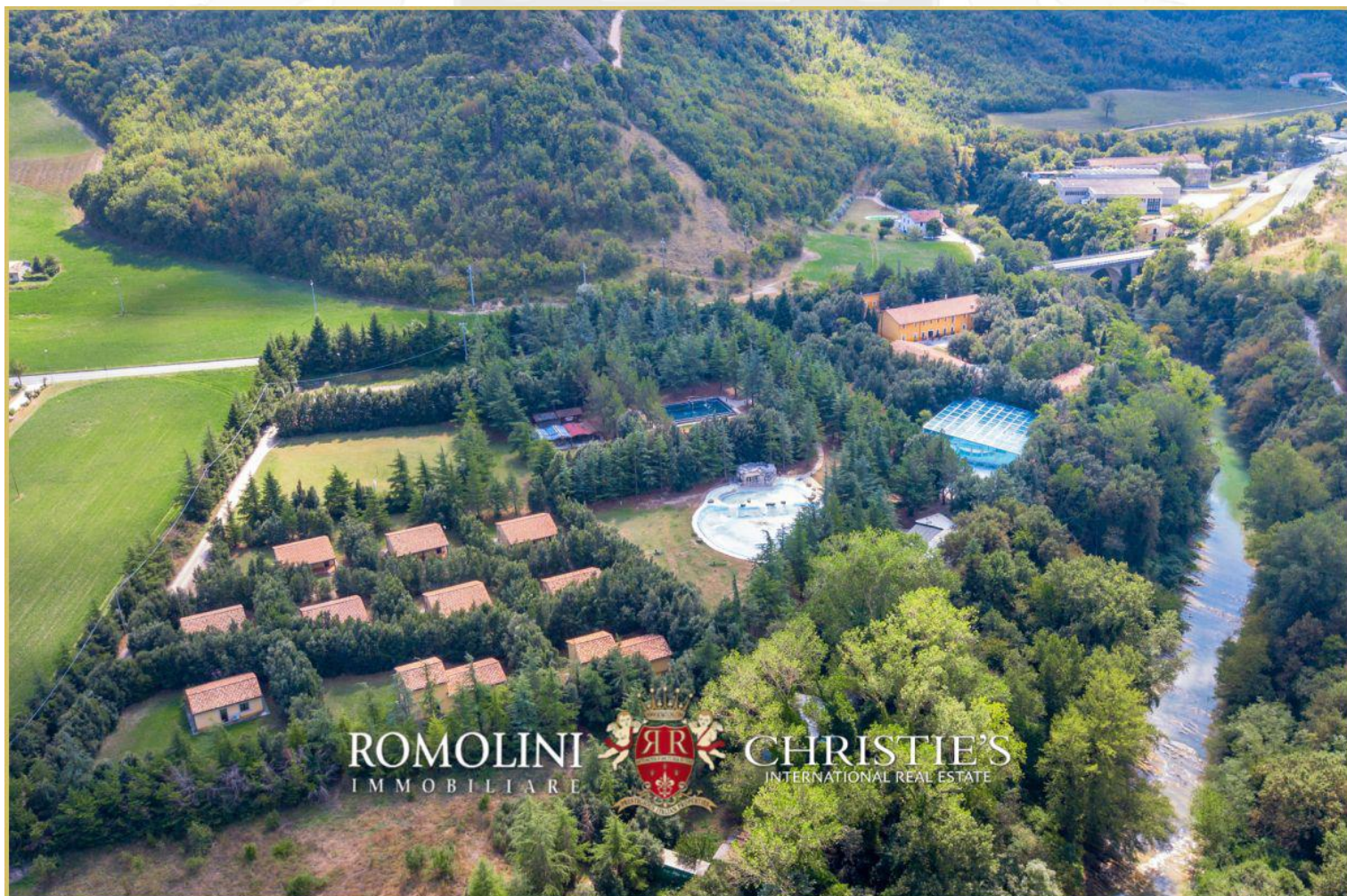
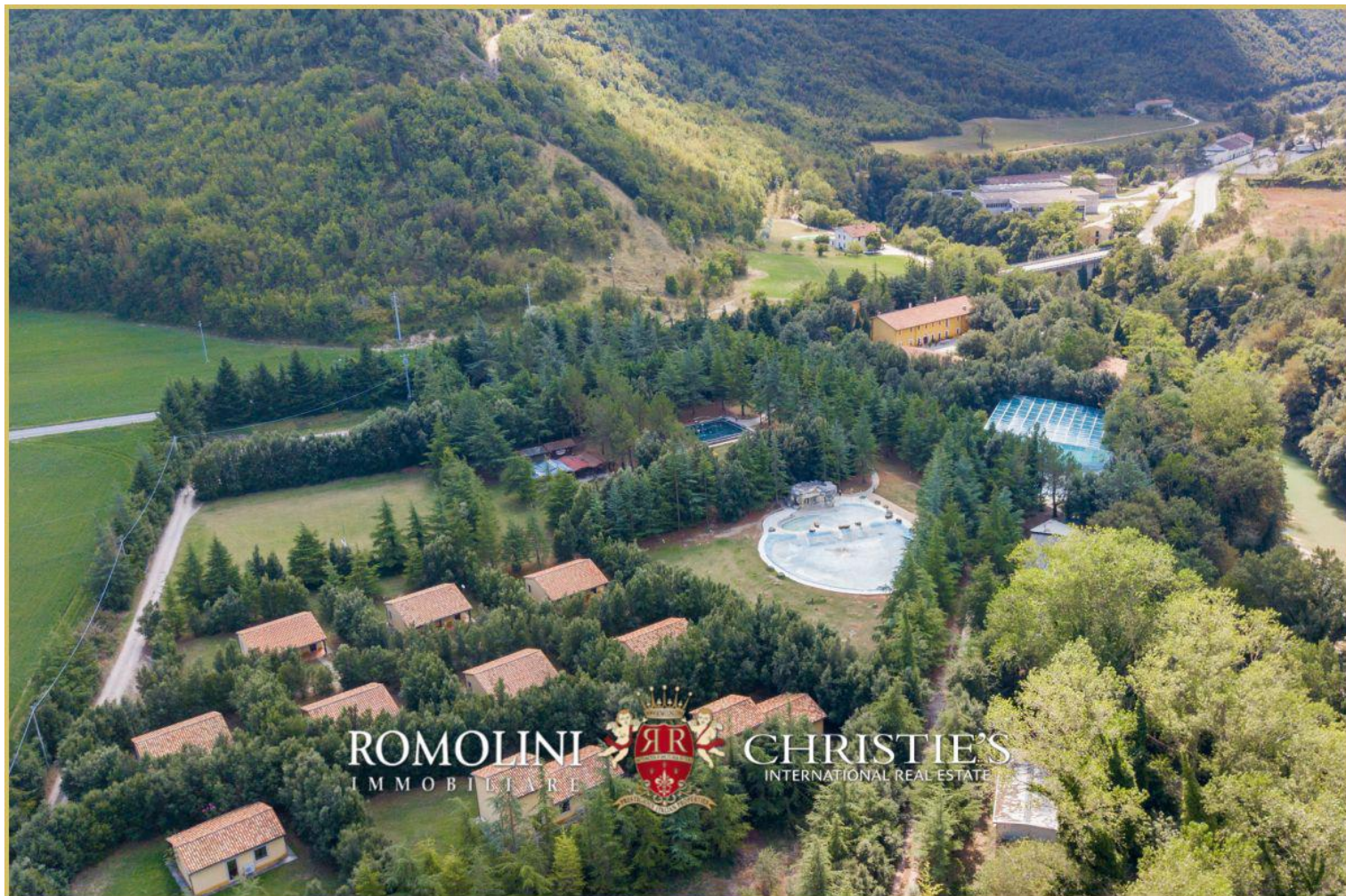
There is also the possibility of constructing new buildings totaling approximately 1,957 sqm.

EXTERIORS

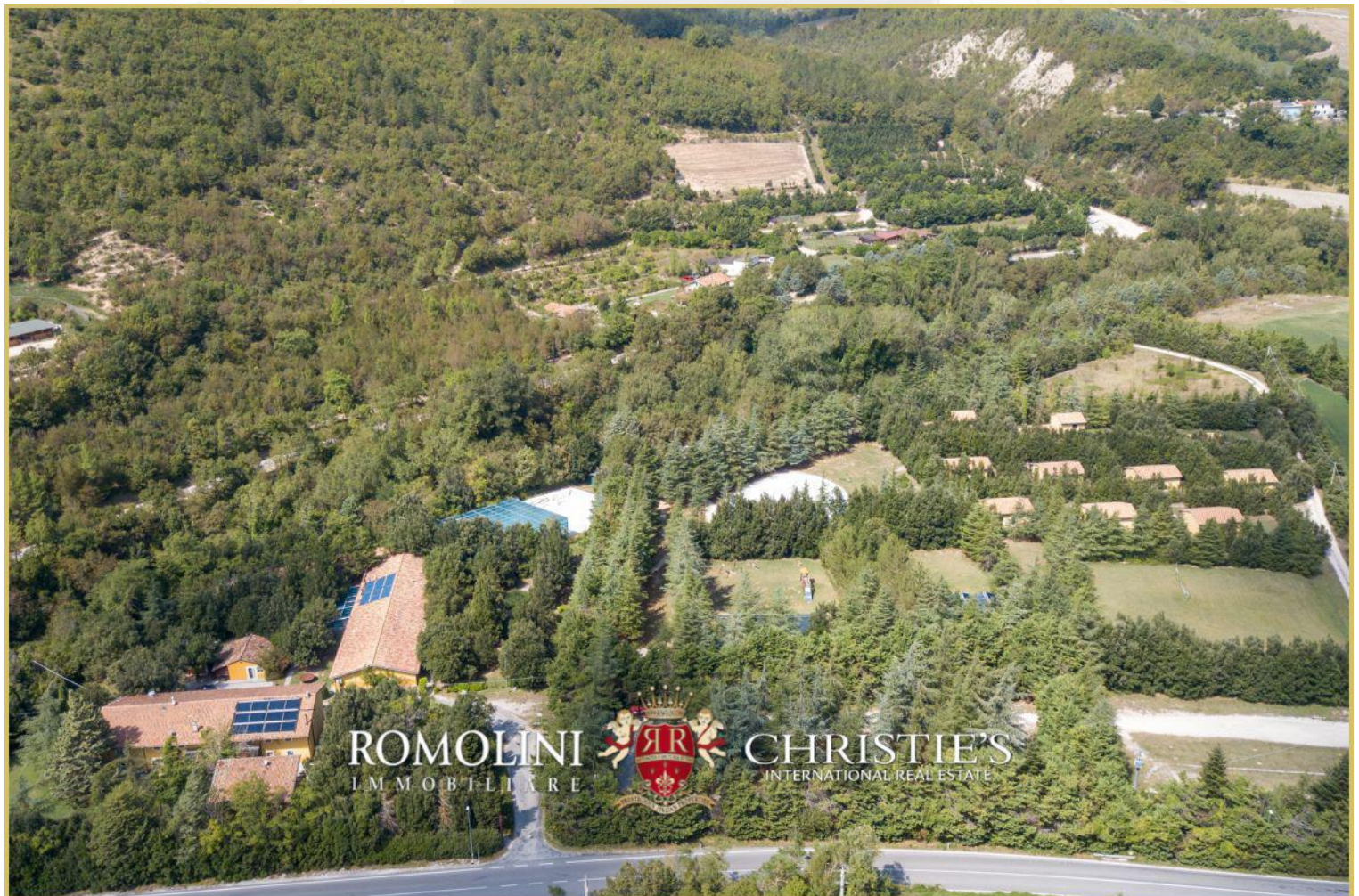
The resort is set in a **private park of 8.4 hectares** with gardens all around the buildings. The complex includes several swimming pools, including one with a **Kneipp path**, a sunbathing area for the guests, large shaded relaxation areas and a large gravel car park where guests can leave their cars in peace.

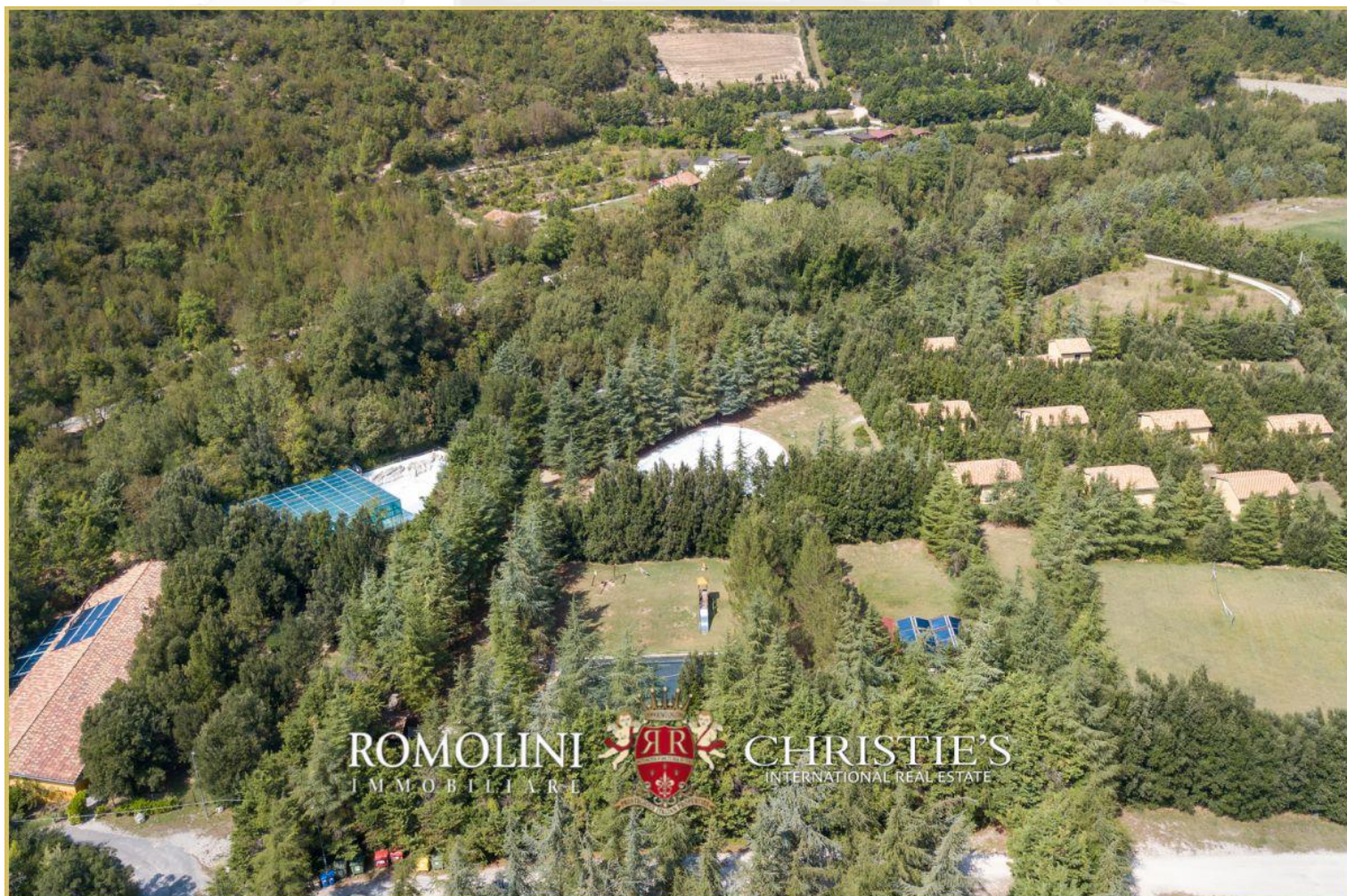
A **small stream** also runs alongside the property.

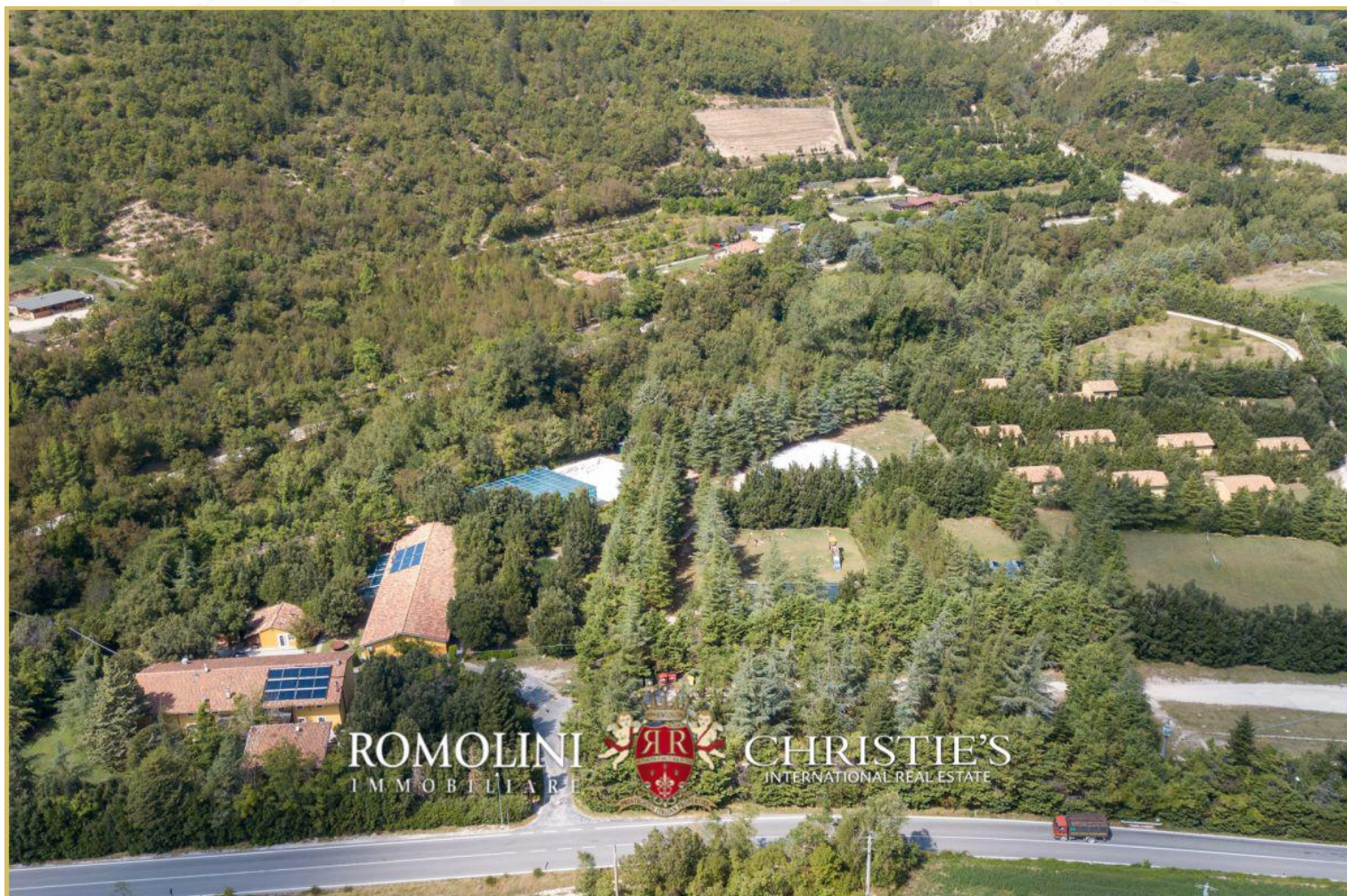










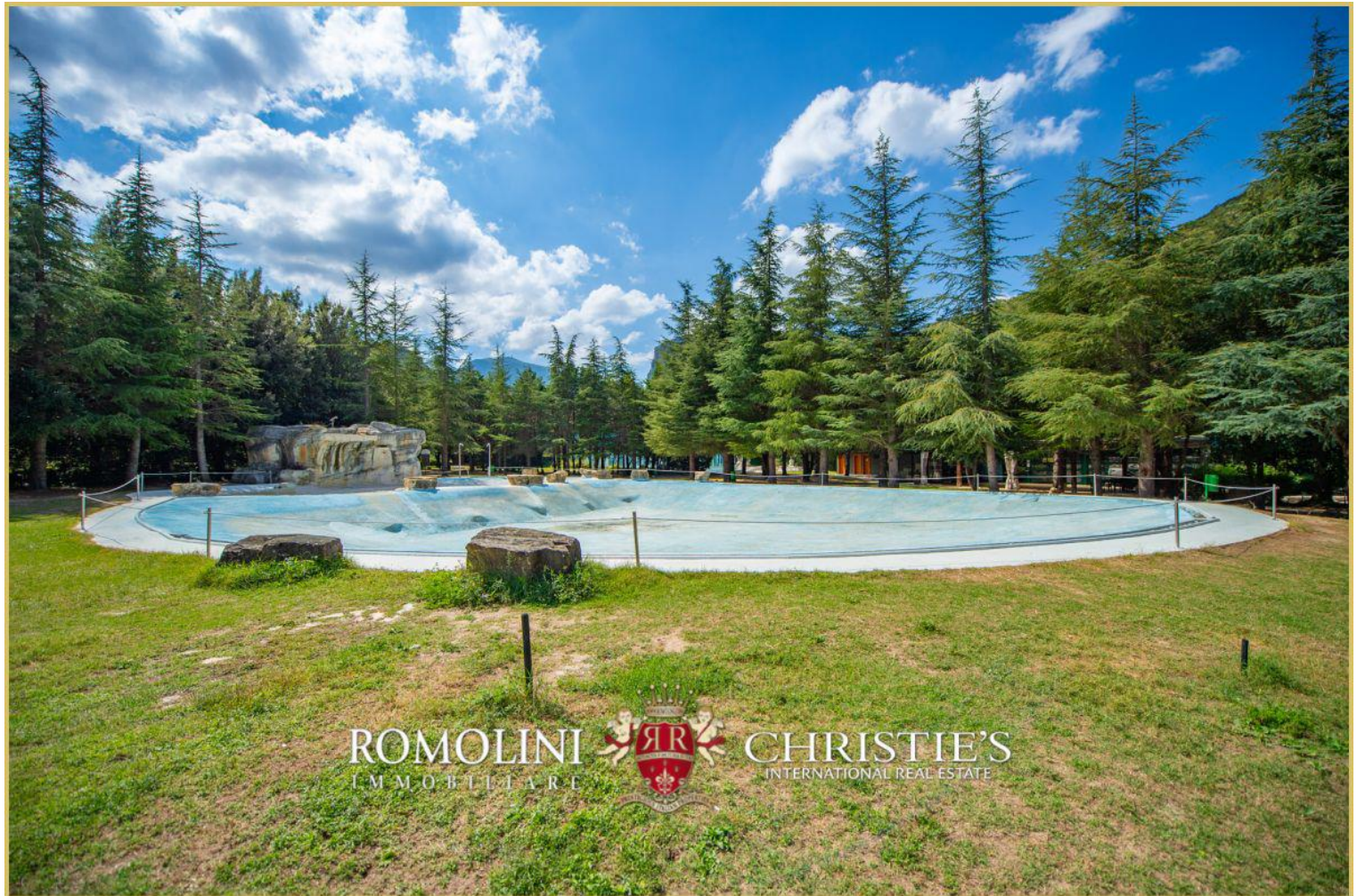










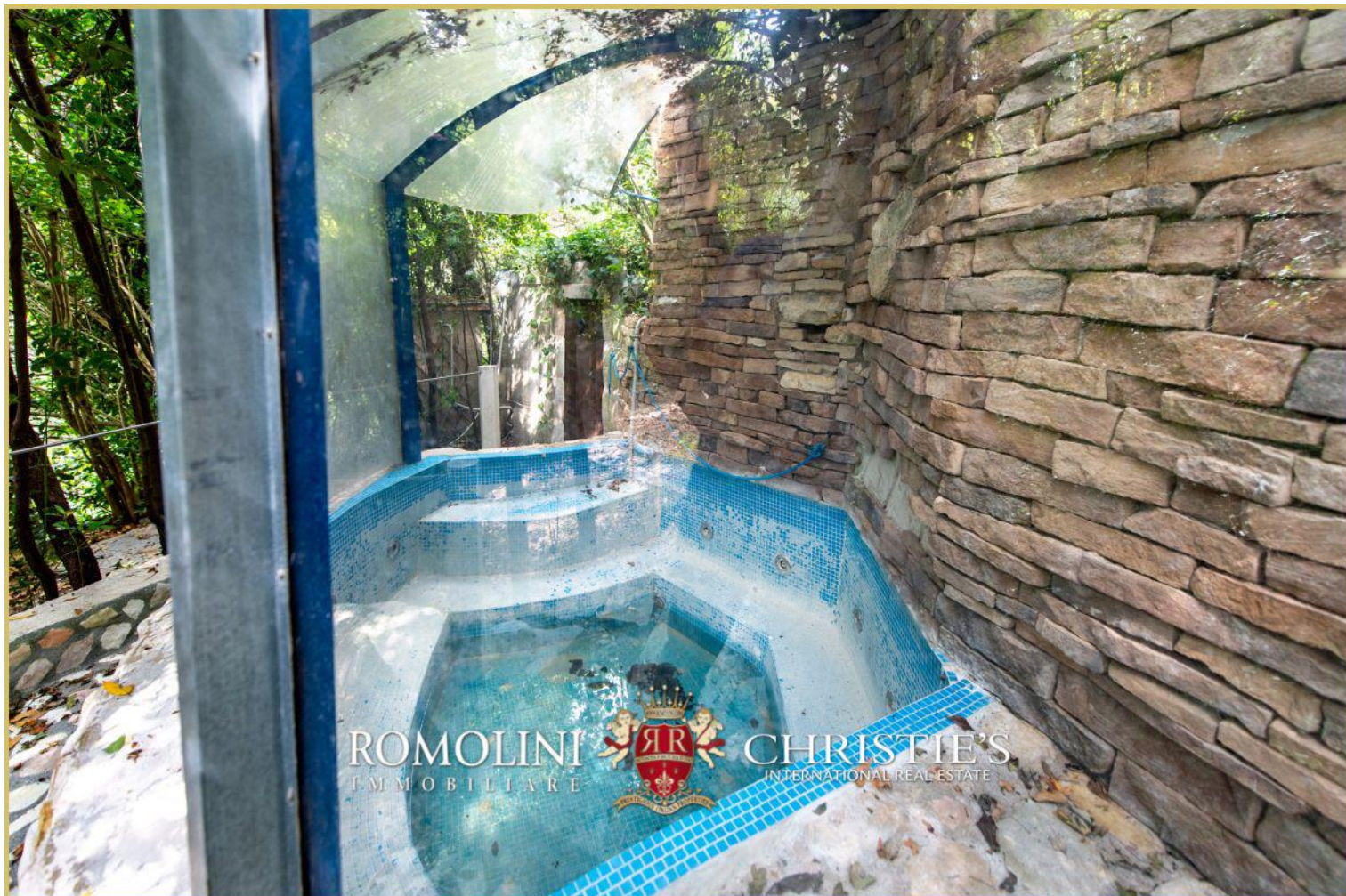
































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