

Ref. 2677 – **ROCCA MARCHIGIANA**

[www.romolini.co.uk/en/2677](http://www.romolini.co.uk/en/2677)

## MEDIEVAL CASTLE, LUXURY BOUTIQUE HOTEL FOR SALE IN MARCHE, ITALY

Cagli – Pesaro-Urbino – Marche

[VIEW ON OUR WEBSITE](#)



**Interiors**  
1,115 sqm

**Bedrooms**  
8

**Bathrooms**  
12

**Total land**  
28.1 ha

Perched on a rocky spur on the border between Marche and Umbria, in an extremely panoramic position, medieval castle for sale. The property, finely renovated in recent times, is ideal for those looking for a building to be used as a boutique hotel or luxury private home, thanks to the presence of 8 spacious bedrooms and a beautiful wellness center.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2677 – ROCCA MARCHIGIANA

**TYPE:** medieval castle

**CONDITIONS:** restored (2008 – 2013)

**LOCATION:** hilly, very panoramic

**ACCESS:** unpaved road (1 km)

**INTERIORS:** 1,115 square meters (11,998 square feet)

**TOTAL ROOMS:** 26

**BEDROOMS:** 8

**BATHROOMS:** 12

**ANNEXES:** *foresteria*, technical room, agricultural storage

**MAIN FEATURES:** stone walls, terracotta floors, wooden beams, 17<sup>th</sup>-century original frescoes, historical cellar, vaulted ceilings, wellness center, whirlwind indoor pool, archaeological park, original ramparts, olive trees, truffle ground

**EXTERIORS:** 28.1 hectares (69.4 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** yes, indoor and with whirlwind

**ELECTRICITY:** already connected

**WATER SUPPLY:** natural spring

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** under the floor + radiators + fan coils

## CLOSEST CITIES AND TOWNS

Acqualagna (9km; 10'), Cagli (13km; 15'), 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')

## ROCCA MARCHIGIANA

Perched on a rocky spur on the border between **Marche** and **Umbria**, in an extremely panoramic position, **medieval castle** for sale. The property, finely renovated in recent times, is ideal for those looking for a building to be used as a **boutique hotel** or **luxury private home**, thanks to the presence of 8 spacious bedrooms and a beautiful **wellness center**.

The castle is located in a very quiet location but close to basic services: the town of **Acqualagna** is in fact about 10' drive from the property, while **Cagli** is a little further away (13 km). The location of the property is very convenient for visiting both Marche and Umbria, and the coastline is less than an hour's drive away.

## DESCRIPTION OF THE BUILDINGS

The **keep** (731 sqm – 7,865 sqft, 5 bedrooms and 9 bathrooms) is the heart of the castle, located at the highest part of the rocky outcrop, in an extremely panoramic position. The reception (with adjoining warehouse/wardrobe) is built into the projecting body and overlooks the castle terrace. Next to the reception is the manorial chapel, entirely renovated and tastefully furnished by Count **Alessandro Ligi Luperti**.

On the ground floor of the castle are the common areas, consisting of a large living room, breakfast/convivial room, various hallways, dining room with adjoining kitchen, dressing rooms for employees and service bathrooms for guests. With separate access from the outside, in the projecting body of the building, is a large hall used for events and conferences (90 sqm – 968 sqft).

The main staircase leads to the first floor, where a small hallway leads to the large living room, connected to a private office space. From the living room one can reach three luxurious bedrooms with en-suite bathrooms (one with a kitchen as well). Three beautiful original 17<sup>th</sup>-century frescoes by the school of **Federico Barocci** are preserved in the rooms.

The second floor, created in what was the building's attic, houses a central sitting room that connects to two en-suite bedrooms.

The **wellness center** (also part of the keep) is carved out under the event hall, on two separate and independently accessible floors. The upper level houses the relaxation area with sauna and steam room, as well as locker rooms, while the lower level contains a large relaxation room with whirlpool and bath.

The **foresteria** (139 sqm – 1,496 sqft, 3 bedrooms and 3 bathrooms) is located at the opposite end of the castle, lower than the fortress, and houses three elegant guest bedrooms, each with its own private bathroom. In the basement, accessible by a characteristic triangular staircase, are the castle's old storage rooms, including the medieval "neviera", an *ante-litteram* cold storage room in which food supplies were kept.

Also within the perimeter of the castle is an independent **technical room** (17 sqm – 183 sqft) with a small staff bathroom.

## HISTORY OF THE PROPERTY

The castle, according to some recent studies, is supposed to date back to the 6<sup>th</sup> century AD and became an important bastion of the **Siccardi family** as early as the 11<sup>th</sup> century. In fact, the fort stands on a rise overlooking the Candigliano River valley and guards the road that in ancient times was the only communication artery through **Massa Trabaria**. In the first half of the 13<sup>th</sup> century the Siccardi were forced to subjugate the castle to the neighboring municipality, but the alliance was short-lived and several clashes ensued until Filippa Siccardi, despite strenuous resistance, was forced to hand the castle back to the municipality.



In 1388 the castle was in the hands of the **Mastini family**, of noble ancestry and always linked to the Germanic emperors. The next two hundred years are poor in detail and little is known about the castle until the second half of the 17<sup>th</sup> century when the castle was reported to be owned by the **Berardi family**.

## EXTERIOR

In addition to the gardens mentioned above, all of which are enclosed by the castle wall, the property can count on **27.6 hectares (68.2) of agricultural land** arranged all around the mountain on which the fortress stands. Large expanses of **arable and grazing land** (17.9 ha in total) could be used to plant crops typical of the area for additional income, while the remaining area is covered by woods (9.7 ha) with **truffle ground**.

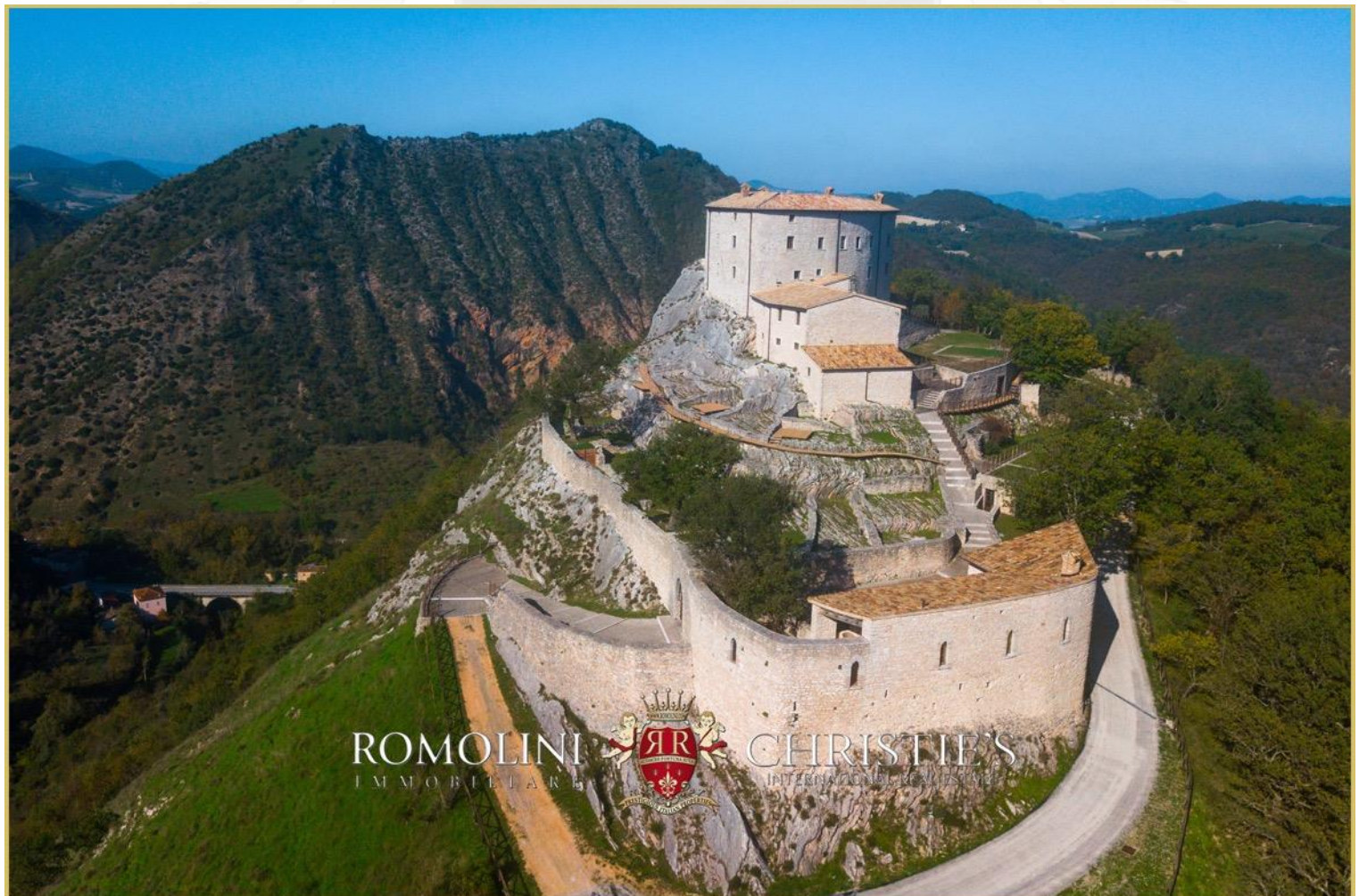
Among other things, the property also includes **57 olive trees**, already in full production.







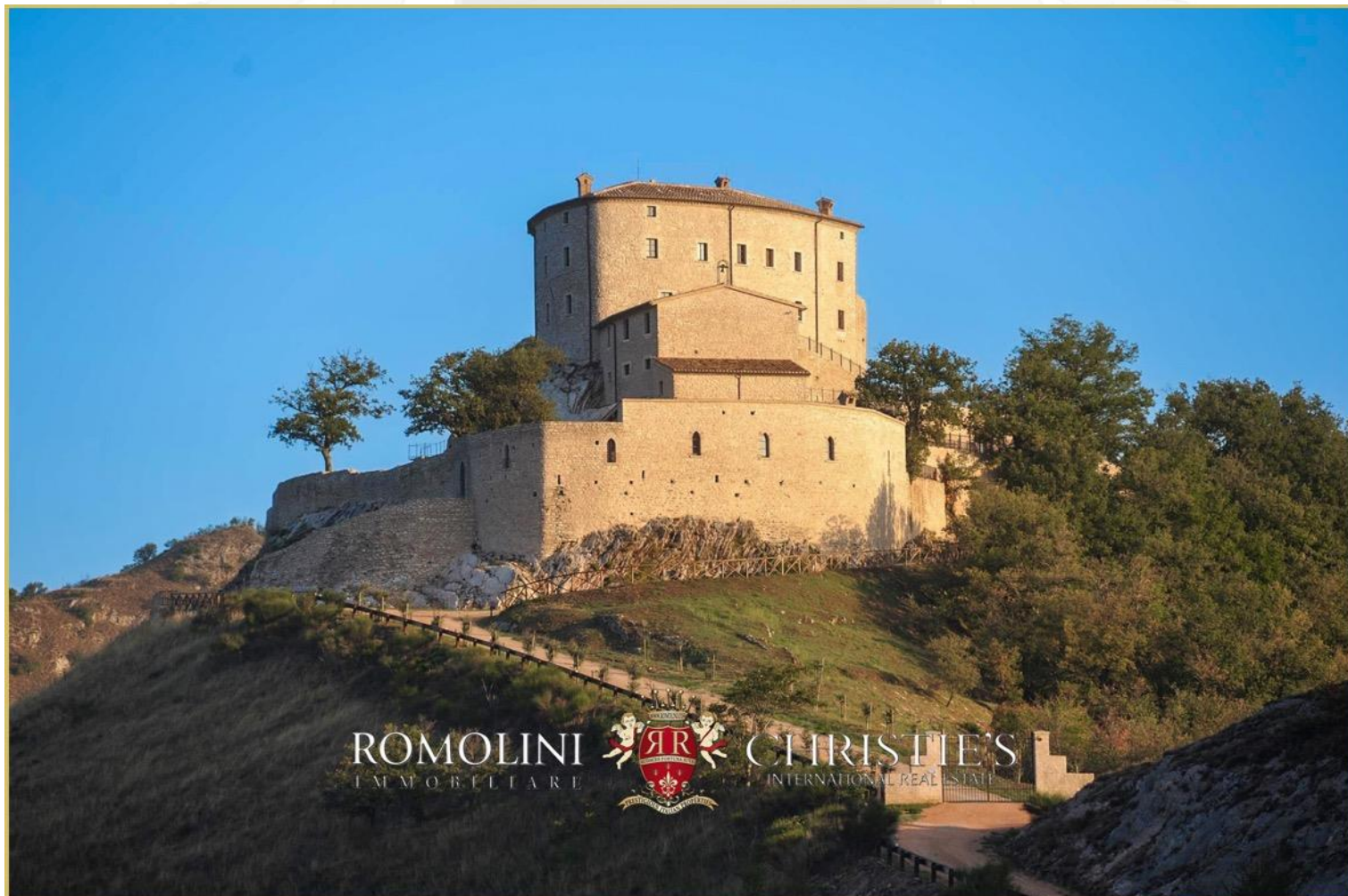
















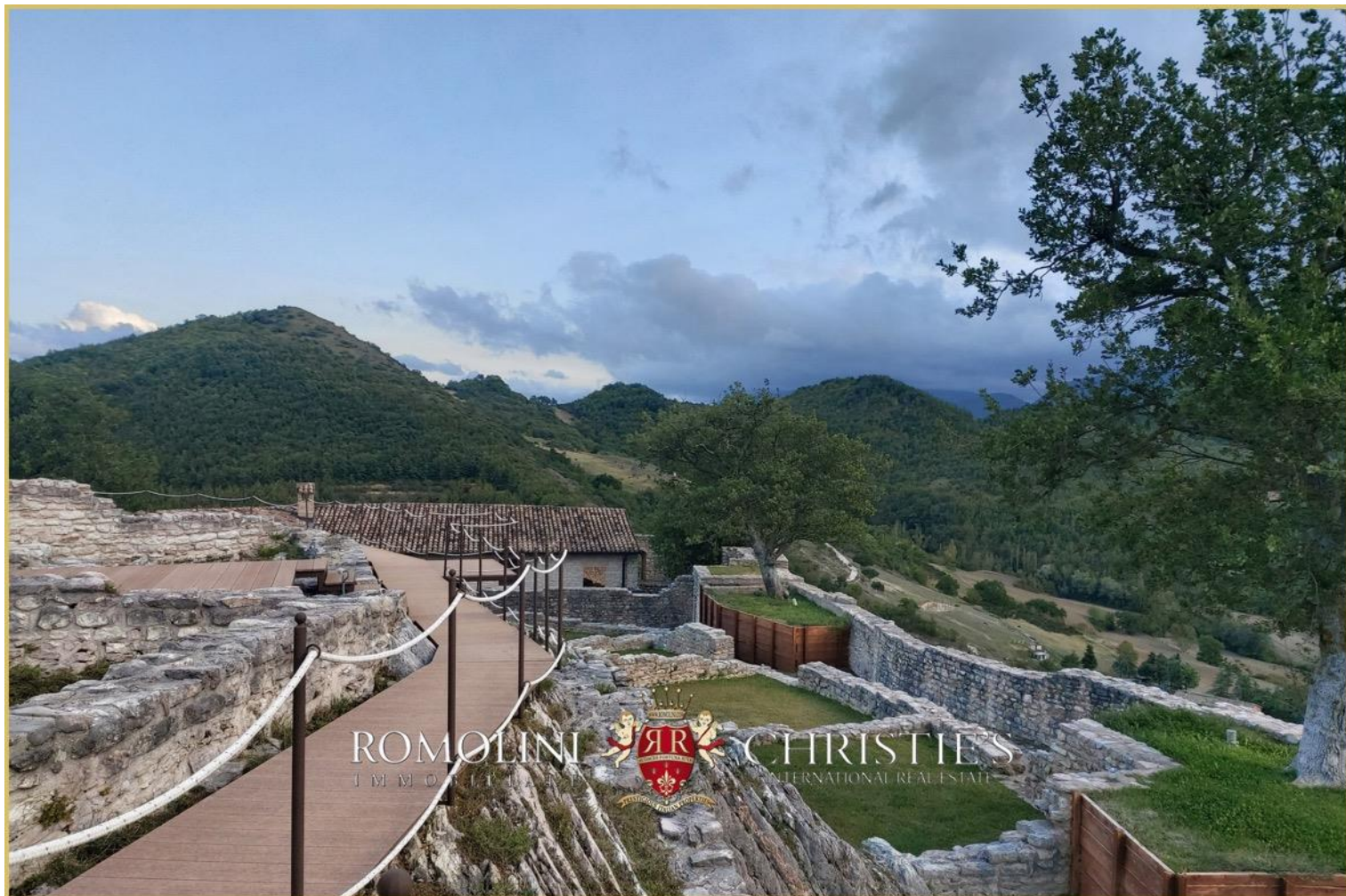




































































































































ROMOLINI  
I M M O B I L I A R E

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISIT OUR  
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4  
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)