

Ref. 2831 – **VILLA TEODORICO**

www.romolini.com/en/2831

LUXURY COUNTRYSIDE VILLA WITH PANORAMIC POOL FOR SALE IN JESI, 20' FROM THE SEA

Jesi – Ancona – Marche



Interiors
629 m²

Bedrooms
7 (up to 9)

Bathrooms
10

Total land
5,774 m²

Swimming pool
20 × 6 m

In a very panoramic position on the hills between Jesi and Senigallia, surrounded by the historic Lacrima vineyards, luxury villa for sale. The property consists of three separate buildings (over 600 m² in total) and is perfect both as an income property and as a luxury private residence. The house is located in the middle of a private garden of 5,774 m² (1.4 acres) with private access closed by an electric gate. In front of the villa, in a very private and well-sunlit position, is the 20 × 6 m panoramic swimming pool with wooden solarium.

SUMMARY OF THE PROPERTY

REFERENCE #: 2831 – VILLA TEODORICO

TYPE: luxury villa

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (700 m)

INTERIORS: 629 square meters (6,768 square feet)

TOTAL ROOMS: 20

BEDROOMS: 7 (up to 9)

BATHROOMS: 10

ANNEXES: guesthouse, garage

MAIN FEATURES: original exterior brick walls, original roofs, travertine, parquet and terracotta flooring, oak wooden beams, fireplaces, panoramic swimming pool, fenced garden, guesthouse, automated gate, private garage, parking area

EXTERIOR: 5,774 square meters (1.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 20 × 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas + solar panels (11.2 kW)

ENERGY CERTIFICATE:  (EP_{gl, nren} = 64.29 kWh/m²year)

HEATING SYSTEM: under the floor (main house) + radiators (guesthouse)

CLOSEST CITIES AND TOWNS

Closest services (2km, 5'), Jesi (14km; 20'), Falconara Marittima (17km; 20'), Senigallia (18km; 25'), Ancona (27km; 40'), Fano (43km; 40'), Numana (48km; 45'), Sirolo (48km; 45'), Pesaro (64km; 55'), Cattolica (71km; 55'), Riccione (79km; 1h), Rimini (88km; 1h 5'), Urbino (83km; 1h 10'), San Marino (103km; 1h 20')

CLOSEST AIRPORTS

Ancona R. Sanzio (14km; 20'), Rimini F. Fellini (82km; 1h), Perugia San Francesco (108km; 1h 20'), Forlì Ridolfi (138km; 1h 30'), Bologna G. Marconi (203km; 2h 10'), Firenze A. Vespucci (298km; 3h 5'), Roma Ciampino (289km; 3h 20'), Roma Fiumicino (303km; 3h 25')

VILLA TEODORICO

In a very panoramic position on the hills between **Jesi** and **Senigallia**, surrounded by the historic **Lacrima vineyards**, **luxury villa** with **pool** for sale. The property consists of three buildings (over 600 m² in total) and is perfect both as an **income property** and as a **luxury private residence**. The location of the villa is very convenient, very close to basic services (2km; 5') and not far from renowned centers such as **Jesi** and **Senigallia**. The **Adriatic coast** of **Marche** is in fact less than half an hour's drive from the property.

The **main villa** (442 m² – 4,756 ft², 6 bedrooms and 8 bathrooms) is a large building in Marche style, distinguished by red brick walls outside and elegant finishes inside (travertine floors, oak wooden beams...). The building has four floors:

- **Basement:** laundry room, thermal power plant and large room that could easily be adapted as a fitness area or private spa;
- **Ground floor:** living room with original fireplace, dining room with outdoor porch, kitchen with exits to a second porch, service bathroom and guest suite consisting of habitable kitchen, bedroom and private bathroom;
- **First floor:** master suite (bedroom, bathroom and walk-in closet) with fitness/studio area in the gallery and four bedrooms with en-suite bathrooms;
- **Second floor:** attic with bathroom, shower area and two rooms ideal as an additional bedroom or study area.

The **guesthouse** (74 m² – 796 ft², 1 bedroom and 2 bathrooms) is a lovely single-story building divided into two units: the first is an independent apartment consisting of living room with kitchen, bedroom and bathroom; the second is dedicated to the pool with a changing room (or sauna), bathroom and double shower. The building also has a wood-fired oven with sink, ideal for dinners and outdoor moments in summer.

The property is completed by a large **underground garage** (113 m² – 1,216 ft²) that can easily accommodate four cars as well as tools for garden maintenance. The building was designed without internal pillars and features a parking area on the roof accessed via a dedicated ramp.

The house is located inside a fully-fenced **private garden of 5,774 m² (1.4 acres)** with access from a private road and closed by an electric gate. In front of the villa, in a very private and well-exposed position, is the **20 × 6 m panoramic swimming pool** with generous wooden solarium.





































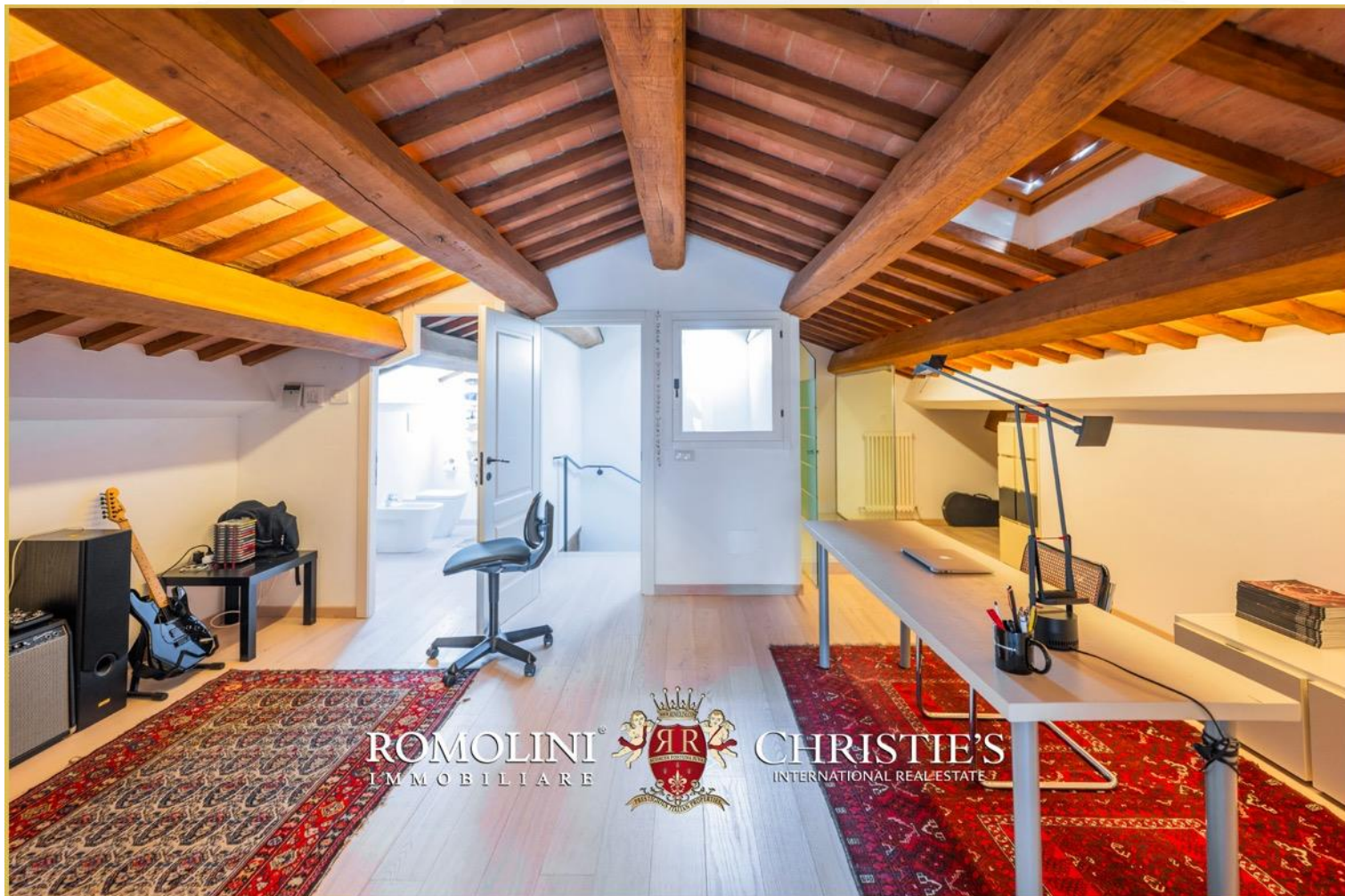
























ROMOLINI
IMMOBILIARE

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

www.romolini.com

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com