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Ref. 3021 – **VILLA DEI PAVONI**

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COUNTRY HOUSE WITH WELLNESS CENTER AND BIO-LAKE FOR SALE IN MARCHE

Jesi – Ancona – Marche



Interiors
1,027 m²

Bedrooms
11

Bathrooms
13

Total land
3.2 ha

Swimming pool
6 × 3 m

This extraordinary property, for sale in the Marche region near Staffolo and Jesi, consists of a master villa surrounded by a beautiful wooded park featuring a natural bio-lake and a natural amphitheater; until a few years ago, it operated as an accommodation business. The property is accessible via a scenic white road, while the buildable area also benefits from direct access from the provincial road, which leads to a large courtyard used as a parking lot, ideal for accommodating numerous vehicles.



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SUMMARY OF THE PROPERTY

REFERENCE #: 3021 – VILLA DEI PAVONI

TYPE: rustic villa with bio-lake

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 1,027 square meters (11,051 square feet)

TOTAL ROOMS: 25

BEDROOMS: 11

BATHROOMS: 13

ANNEXES: wellness center, storages

MAIN FEATURES: stone and brick walls, wooden beams, terracotta flooring, frescoes, tree-dotted garden, swimming pool, bio-lake, wellness center, buildable area of 6,000 m²

EXTERIOR: 3.2 hectares (7.9 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 6 × 3 m

ELECTRICITY: already connected

WATER SUPPLY: natural springs

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Staffolo (3km; 5'), Cingoli (6km; 10'), Jesi (16km; 20'), Chiaravalle (31km; 30'), Ancona (42km; 40'), Corinaldo (42km; 50'), Fabriano (49km; 40'), Senigallia (50km; 40'), Matelica (53km; 45'), Sirolo (58km; 50'), Fano (72km; 50'), Civitanova Marche (80km; 1h), Urbino (112km; 1h 25')

CLOSEST AIRPORTS

Ancona R. Sanzio (28km; 20'), Perugia San Francesco (100km; 1h 15'), Rimini F. Fellini (111km; 1h 15'), Forlì L. Ridolfi (167km; 1h 45'), Bologna G. Marconi (232km; 2h 20')

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VILLA DEI PAVONI

This extraordinary property, for sale in the **Marche** region near **Staffolo** and **Jesi**, consists of a **master villa** surrounded by a beautiful wooded park featuring a **natural bio-lake** and a **natural amphitheater**; until a few years ago, it operated as an **accommodation business**. The property is accessible via a scenic white road, while the buildable area also benefits from direct access from the provincial road, which leads to a large courtyard used as a parking lot, ideal for accommodating numerous vehicles.

The entire property is crossed by approximately **1.8 kilometers of roads and internal paths** perfectly integrated into the landscape context, including a panoramic route that runs around its entire perimeter, offering a unique experience in contact with rare quality nature, where the park and the landscape system are among the estate's distinctive elements.

The landscape setting is of rare suggestion: to the north, the view opens up to the sea, towards Marina di Montemarciano; to the south, the village of Staffolo can be seen on top of the hill; to the west is the area of the Jesi Castles, with places such as San Paolo, Castelbellino, Monte Roberto, and Maiolati; to the northeast, the characteristic badlands of the Marche hills can be easily spotted; about 6 km away is Cingoli, a municipality of Marche in the province of Macerata, known as the "Balcony of the Marche" for its breathtaking views.

DESCRIPTION OF THE BUILDINGS

The **country villa** (850 m² – 9,146 ft²) dates back to the 18th century, entirely built in stone. The interiors are distinguished by a harmonious balance between architectural sobriety and elegance. The entrance opens onto a large living area composed of communicating salons, which establish a continuous dialogue with the outside thanks to large openings to the park, the true heart of the property and the central element of the living experience.

The sleeping area develops between the first and second floors and includes a total of eleven rooms, all equipped with private bathrooms and modern comforts, including air conditioning. There is also a ground-floor room designed to ensure accessibility.

In front of the villa, there is a refined **wellness center** (68 m² – 732 ft²) built in Pompeian style inspired by ancient Roman baths: stone environments, frescoes, decorations, and water features contribute to creating a suggestive and relaxing atmosphere, offering an exclusive wellness experience. This area integrates perfectly with the park and could be further enhanced with the addition of a Turkish bath, salt grotto, and sauna.

The property completes with **various outbuildings** (109 m² – 1,173 ft²), a veranda, and a glazed gazebo adjacent to the villa, a space particularly suitable for organizing events and perfectly integrated into the surrounding natural context.

EXTERIOR

The park of **3.2 hectares** represents one of the most relevant and identifying elements of the property. It is an area of extraordinary botanical and landscape richness, with about 600 plants of high ornamental and environmental value: elms, lindens, native and Mediterranean pines, Austrian pines, maples, cypresses, holm oaks, willows, Judas trees, Lebanese and Amazonian cedars, as well as cherry groves, poplars, olive trees, figs, and broom. The whole creates a mature, harmonious ecosystem with a great scenic impact, which is the true experiential value of the estate.

The central element of the park is the magnificent **biolake**, a natural pool of about 700 m², approximately 50 m long and 20 m wide, with an average depth of about 1.50 m. The lake is equipped



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with five skimmers and a double water filtration and recirculation system. The stone walls, built according to the *opus incertum* style, along with the presence of water lilies, irises, and aquatic vegetation, ensure a perfect balance between aesthetics and natural phytodepuration.

The lake is fully internally illuminated and, in the evening hours, transforms into a scenographic element of great impact, creating a particularly suggestive and almost theatrical atmosphere, further enhancing the entire park.

The property also offers numerous spaces dedicated to relaxation and socialization, including a hydromassage area, solarium, green lounge zones, a scenic terraced arena, and event spaces, all perfectly integrated into the park and the overall landscape system.



Within the park, there is the possibility to create a six-hole pitch & putt golf course, already prepared on flat terraces equipped with an irrigation system. Alternatively, the large buildable area of about 6,000 m² allows for the development of an innovative hospitality project, with the creation of about 100 units of 60 m², shaping a high-level tourist village or glamping perfectly integrated into the landscape.

The property is completed by a **natural stone amphitheater** with a capacity of about 300 people, a unique element that further strengthens the park's vocation for events, shows, and outdoor cultural activities.

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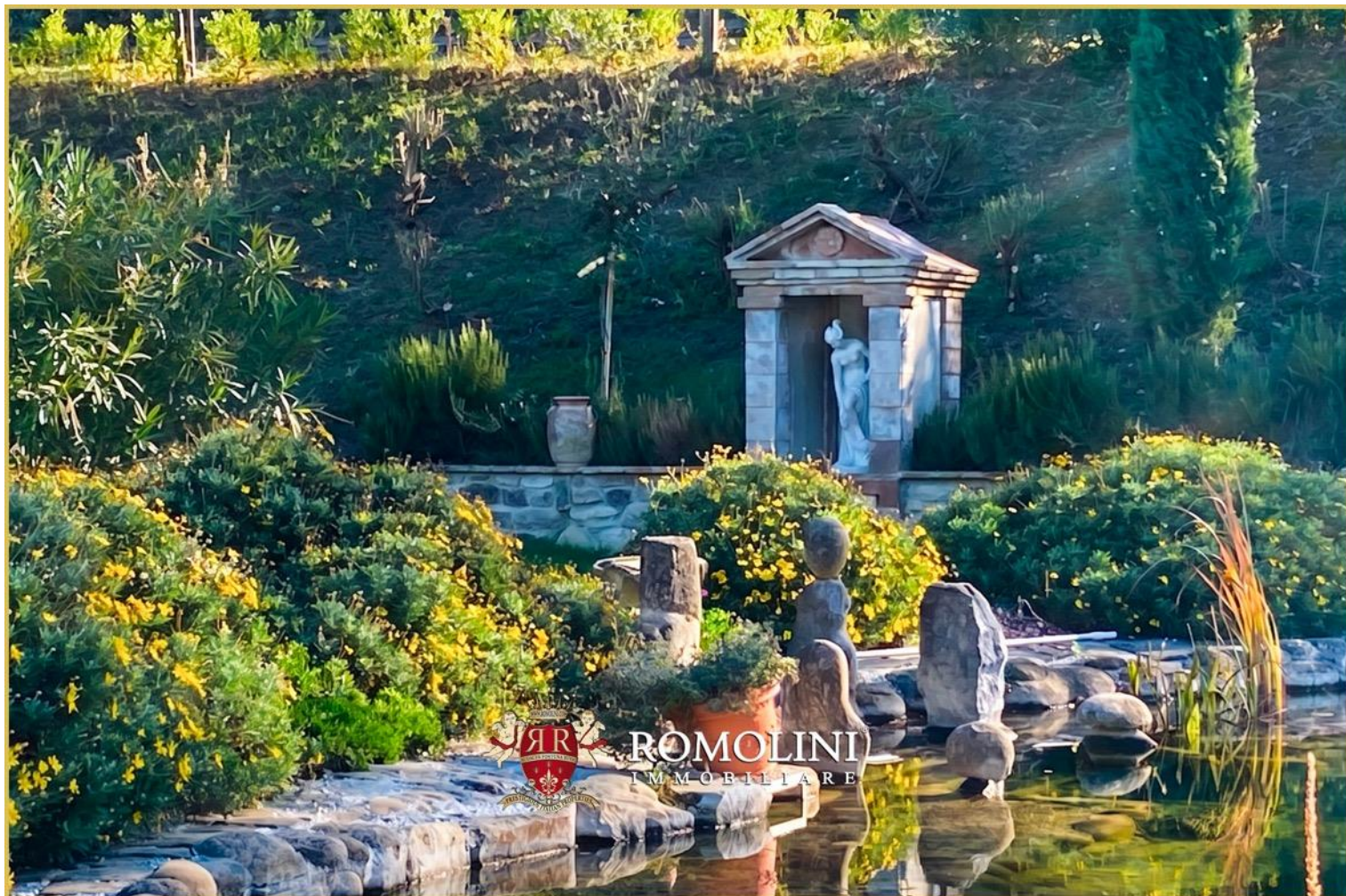
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