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ITALY

CB Best Properties

Via Leonardo da Vinci 23 - 06024 Gubbio

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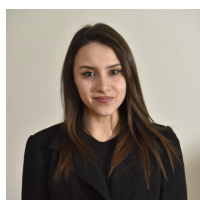
Villa for Sell in Fabriano

📍 Frazione Campodiegoli, Ancona, 60044 (AN)

1.990.000€



Contact info



CB Best Properties

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Description

PROPERTY DESCRIPTION

Nestled in the authentic landscape of the Marche region, just a short distance from Fabriano, this prestigious country residence enjoys a privileged location with panoramic views. A charming retreat combining contemporary comfort, timeless elegance, and a unique sense of well-being, easily accessible via a convenient road.

INTERNAL COMPOSITION

The main farmhouse has a total surface area of approximately 660 m² and is spread over two levels.

Sleeping area (first floor): large, finely furnished double bedrooms, designed for maximum comfort and featuring panoramic terraces.

Living area (ground floor): spaces dedicated to conviviality, including an elegant living room, a fully equipped modern kitchen, a 31 sq m cellar ideal for wine storage and tasting, as well as convenient bathrooms. The stunning 132 sq m glass-enclosed veranda is the star of the show, offering extraordinary light and seamless connection between interior and exterior.

A distinctive feature of the property is the 186 m² Wellness Center, designed to offer experiences of pure relaxation: massage area, sauna, Turkish bath, emotional showers, relaxation area and large pools illuminated by evocative starry sky effects.

The residential part is completed by 147 m² of underground spaces, dedicated to technical and service rooms.

EXTERNAL COMPOSITION

A meticulously maintained garden adorned with ornamental plants and olive trees surrounds the property, offering corners of rare beauty. 11 hectares of land are home to approximately 200 olive trees, some of which are centuries-old, producing an excellent extra virgin olive oil.

The panoramic swimming pool, perfectly integrated into the natural setting and protected by hedges to ensure privacy and confidentiality, is one of the property's strong points.

Distinctive features also include a scenic "mirror" fountain and a photovoltaic panel system, underlining the building's sustainability.

STATE AND FINISHES

Completely renovated, the residence has undergone a meticulous renovation that has successfully combined the authenticity of rural architecture with contemporary comfort.

The exterior is clad in ivory-white exposed stone, while the interior elegantly combines two complementary styles: a rustic one, with exposed wooden beams, stone walls, parquet floors, and natural stone; and a modern one with clean, refined lines and the use of fine marble cladding.

USE AND POTENTIAL

Perfectly suited for conversion into a boutique hotel or refined bed and breakfast, this property represents a unique opportunity for those wishing to invest in the authentic heart of the Marche region, where nature, well-being, and elegance blend together for an exclusive lifestyle experience.

DISTANCES

City

Fabriano 10 km

Gubbio 31 km

Genga 24 km

Perugia 52 km

Ancona 80 km

Rome 217 km

Florence 201 km

Sea and Lakes
Lake Fiastra 66 km
Conero Riviera 95 km
Civitanova Marche 96 km

Mountains
Monte Cucco Regional Park 21 km
Mount Catria 42 km
Sibillini Mountains 108 km

Airports
Perugia Airport 46 km
Ancona Airport 65 km
Florence Airport 220 km
Rome Airport 243 km

Details



Property ID: CBI160-2553-133



Surface: 1150.00 m²



Rooms: 16



Bathrooms: 21



Bedrooms: 11

Property Features



Floor: On two levels



Current condition: Free upon deed



Surface: 1150.00 m²



Rooms: 16



Bedrooms: 11



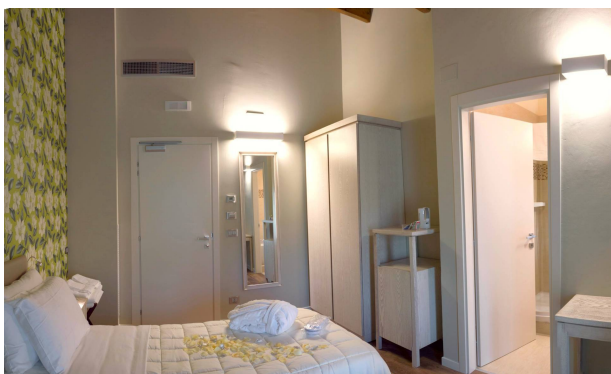
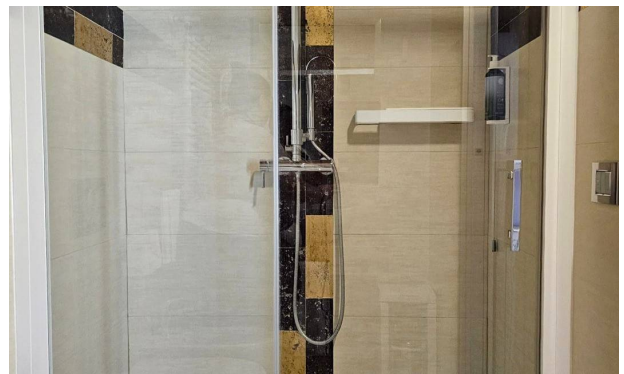
Bathrooms: 21



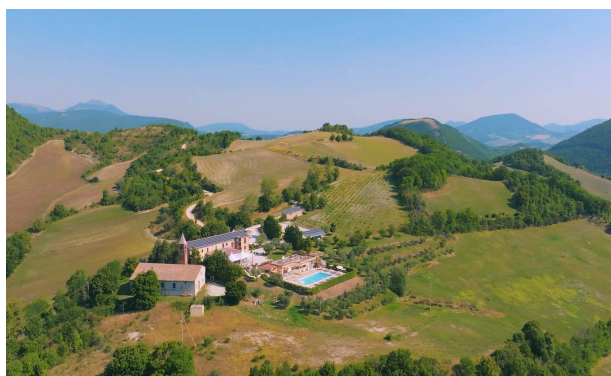
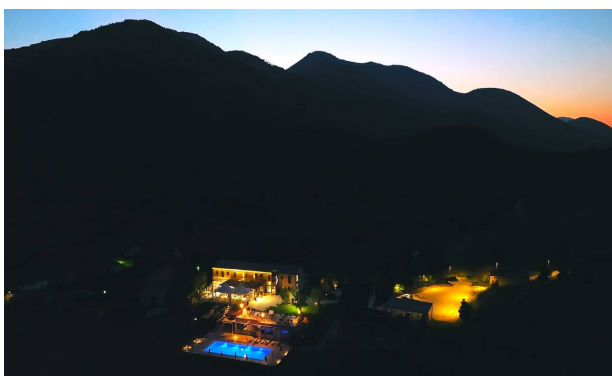
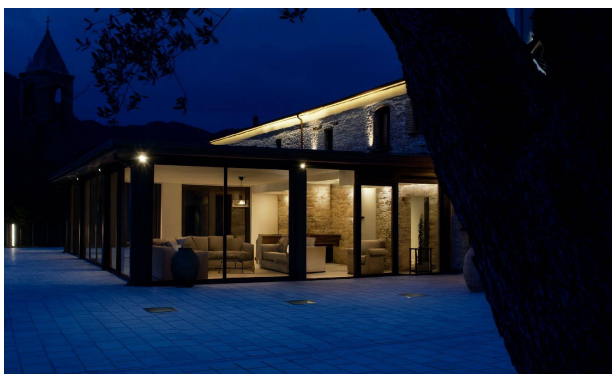
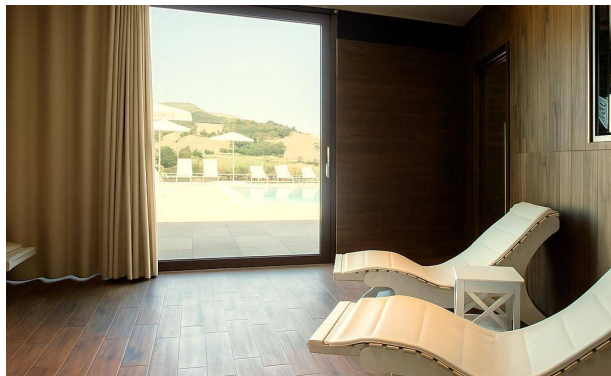
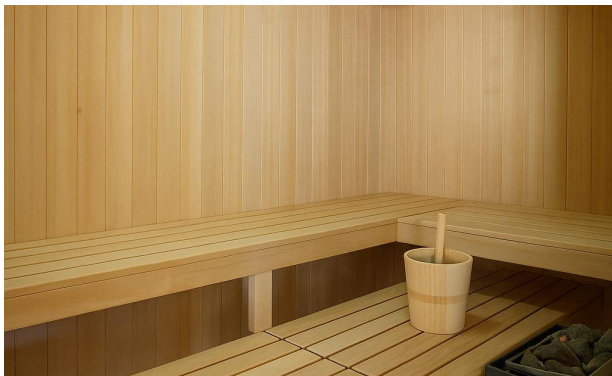
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Images









**PER MOTIVI DI PRIVACY LE PLANIMETRIE
SONO CONSULTABILI SOLO SU RICHIESTA**

