



## Villa for Sale in Fabriano

### € 2.300.000 negotiable

### Ref. CBI160-2553-133



**1.150 sq.m | Bathrooms: 21 | Bedrooms: 11 | Rooms: 16**

#### 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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

## Property Informations

**Address:** Frazione Campodiegoli, 2

**Zip Code:** 60044

**Bedrooms:** 11

**Bathrooms:** 21

**Rooms:** 16

---> **data\_operazione** <---: 0000-00-00

---> **esclusiva** <---: 1

: 0000-00-00

### CB Best Properties



**Floor:** On two levels

**Total floors:** 2

**Date of construction:** 1800

**Current Status:** Available after the deed of sale

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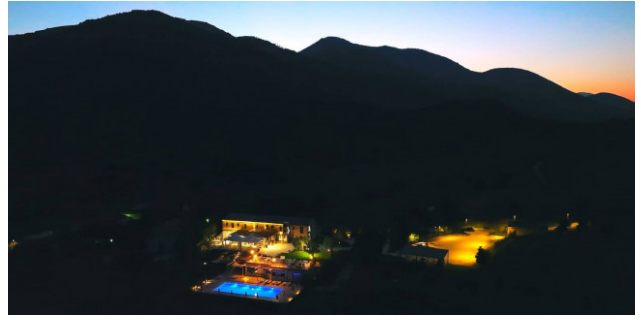


**CB Best Properties**

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



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