



Rustic/Farmhouse/Court for Sale in Urbino Montecalende € 890.000 Ref. CBI133-1846-162



526 sq.m | Bathrooms: 5 | Bedrooms: 6 | Rooms: 10

Charming country house with pool and olive grove near Urbino, Le Marche

A country house in the Marche countryside, within easy reach of the Adriatic Sea, redesigned by an Italian-American chef, with a brick wood-fired oven just a few steps from the kitchen and olive oil from your own trees.

Set among the rolling hills of **Le Marche**, this charming country house offers around **526 sqm** of living space in a wonderfully private, panoramic position. All around, over **6,000 sqm** of fenced land with more than **100 ancient olive trees** create a timeless Mediterranean landscape, just a short drive from **Urbino** - a UNESCO World Heritage town - and within easy reach of the **Adriatic coast**, with seaside towns such as **Pesaro (about 19 km)**, **Fano (about 30 km)** and **Rimini (about 40 km)**.

Located in **Montecalende**, the property was completely renovated in **2003** with quality materials and carefully chosen finishes. It is an ideal home for those dreaming of a **representative country residence**: a place to slow down, welcome family and friends, work remotely and enjoy the seasons in an authentic Italian setting, far from the noise but not far from the world.

A home shaped by an Italian-American chef

The present layout of the house reflects the vision of the previous owner, an **American chef with Italian roots**, who chose to return to his ancestral land with his wife.



He transformed the property into a place where **good food, conviviality** come together naturally.

The **kitchen**, directly connected to the dining room, is spacious and conceived as a true stage for cooking: equipped with generous worktops, an island dedicated to kneading, slicing or enjoying a quick snack, a convivial dining area within the kitchen itself and a further dining space between the kitchen and the living room, creating a continuous flow of spaces that recalls the kitchens used for cooking shows.

The electrical system was designed to host his professional equipment from the US, with **110V (US)** and **220V (EU)** sockets in the main areas of the house.

Layout of the property

Ground floor - the heart of everyday life

On the ground floor of the main building you will find:

- a **large living room with fireplace and wide windows overlooking the garden**, with direct access to the loggia - a space designed for maximum comfort at any time of the day;
- a dining room adjacent to the kitchen;
- a **spacious and functional kitchen** with generous worktops, a central island for preparation and quick snacks, and a dining area that flows naturally into the main dining room and living room;
- a laundry room;
- a storage room;
- **3 bedrooms;**
- **2 bathrooms;**
- a generous **loggia** facing the garden, perfect for long, slow lunches and evening dinners outdoors.

First floor - independent apartment and flexible spaces

The **first floor**, connected both internally and via an external staircase, can be used as a natural extension of the home or as an **independent apartment**.

It features:

- a sitting room with access to a **panoramic open-air terrace** with built-in brick barbecue;
- **2 bathrooms;**
- **2 bedrooms;**
- a **studio**, ideal as a home office, guest room or small atelier;
- an additional **storage room** serving the floor.

Several rooms on this level are also enhanced by the presence of a fireplace, adding warmth and atmosphere to both reception areas and the night zone.

Lower level - cellar

On the lower level there is a **cellar**, perfect for wine, preserves, olive oil from the property or simply as an organised storage space.

Outdoor life and Mediterranean flavours

Outside, a **brick wood-fired oven**, located just a few steps from the kitchen, is perfect for baking bread and pizza or for long, slow roasts to be served under the loggia or in the garden. It reinforces the idea of a home designed to cook, host and share, both indoors and outdoors, in every season.

The property is completed by:

- a carefully designed and well-maintained **garden;**
- land with **century-old olive trees;**
- a **swimming pool** surrounded by greenery;
- a **pool area with bathroom and changing room** for guests;
- **two garages;**
- a **boiler/technical room** and utility spaces.

Key features

- Large loggia and panoramic terrace with barbecue
- Fireplaces in several rooms
- Air conditioning



- Heating with LPG plus additional electric system
- Electrical system with 110V and 220V sockets
- Two garages, cellar, boiler room and service areas
- Olive grove with over 100 mature olive trees

Le Marche: Italy beyond the postcards

International buyers are increasingly discovering **Le Marche** as a refined alternative to the more famous **Tuscany** and **Umbria**: the same rolling hills, vineyards and stone villages, but with **fewer crowds, easy access to the sea and a more authentic everyday life**.

From this property, **Urbino** is only a few minutes' drive away, while the Adriatic coast - with lively seaside towns such as Pesaro, Fano and Rimini - is close enough for a spontaneous day at the beach or a seafood dinner by the water.

In **2025**, Italian cuisine has been officially recognised by UNESCO as an **Intangible Cultural Heritage of Humanity** - not for one single dish, but for a whole way of cooking and sharing food.

In this former chef's retreat, where the architecture naturally frames the act of cooking, eating and spending time together - from the kitchen to the loggia, from the old ovens to the pool area - that UNESCO spirit becomes something you can actually live: **your own, very personal Italian story**.

If this feels like your kind of Italy, we will be delighted to send more details or arrange a private viewing.

How to get to Le Marche

By Airplane: Raffaello Sanzio Airport, near Ancona. For broader international flight options, Bologna Guglielmo Marconi Airport is a viable alternative. Additionally, Rome Airport (about 3.5 hours by car to Ancona) and Milan Airport (about 3.5 hours by high-speed train) provide a wide range of connections.

By train: Italy's major cities offer high-speed rail services reaching up to 300 km/h. For example, the journey from Milan to Ancona via Frecciarossa takes roughly 3 hours.

Distances from Urbino:

- Pesaro: 36 km
- Arezzo: 103 km
- Florence: 178 km
- Rome: 270 km
- Bologna: 177 km
- Milan: 388 km

For further information or to arrange a viewing, please do not hesitate to contact us.

We are available **Monday to Friday, from 10:00 to 12:00 and from 14:00 to 17:00** at the landline number **+39 02 23185858** or by email at **living@cbitaly.it**.

We will be pleased to accompany you in discovering this property.

Coldwell Banker Living Group is ready to show you this home or help you find the one you are looking for.

Our team is made up of experienced professionals in **brokerage, valuation, marketing, legal advice and technical consultancy**, in order to offer you high-value, comprehensive real-estate support.

Property Informations

Address: Montecalende, 86

Livable surface: 499.00

Bedrooms: 6

Bathrooms: 5

Rooms: 10

Internal condition: Excellent

---> data_operazione <---: 0000-00-00

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Floor: Multilevel

Total floors: 2

Date of construction: 1800

Current Status: Available after the deed of sale

Terrace: Present, 215 sq.m

Garden: Private

Kitchen: Eat-in kitchen



Garage: for two cars, 24 sq.m

















