

**Italy**  
Loc. Montalla, 5  
Cortona (AR)  
Tel. +39 0575 605191  
Fax: +39 0575 630505  
www.italianproperty.eu.com



**UK**  
1 Northumberland Avenue  
Trafalgar Square  
London  
WC2N 5BW  
Tel. +44 (0)845 603 6651  
Fax: +44 (0)1733 293 679

## Casa Campo Largo Loro Piceno (Macerata) € 650,000



### Details

5 bedroom(s)  
240 Square metres  
Restored Good  
Rural, Hillside  
Good white road 400 metres  
Land: 0.50 hectares

### Features

Arches  
Exposed beams  
Double glazing  
Central Heating  
Pool  
Underfloor heating  
Terrace  
External lighting  
Private parking

### Services

Supplied Water  
Electricity  
Gas  
Telephone  
Septic system

### Nearest towns

Loro Piceno, 5 min.  
Macerata, 20 min.  
Tolentino, 25 min.

### Nearest airports

Ancona, 60 min.  
Rimini, 110 min.  
Rome, 200 min.

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### **Casa Campo Largo, Loro Piceno (Macerata)**

Located in a peaceful valley surrounded by fields and olive groves, Villa Campo Largo is the perfect spot to enjoy Italian country life.

Dating from the 1700s, it originally housed monks from the local town during the summer harvests. Renovations have carefully restored the original beamed ceilings, terracotta floors and the 6 huge arches facing out to the valley. Modern improvements include underfloor heating supplied by a state-of-the-art wood pellet boiler, all rooms with broadband internet points, a hand-made maple kitchen with stone worktops, a wood-burning stove (much cheaper to run than imported gas and carbon neutral) and double-glazed windows, making it a perfect house for winter or summer.



#### **Outside**

A formal garden lies to the front of the house surrounding a large terrace which entices alfresco dining. For further shade and relaxation, the loggia under the arches is set with both a lounging area and a further possibility for dining.

The swimming pool of 10 by 3,5m is located on the next terrace down, surrounded by the olive grove. There is a small seating area in the shade of the olive grove.

#### **Ground floor**

A full-fitted, hand-made maple kitchen with granite work surfaces provides all modern conveniences (fridge-freezer, double oven - electric oven with gas hob, microwave, dishwasher and washing machine). Adjacent is the sitting room with a log-burning stove. A small study is located off the sitting room.



#### **First floor**

3 double bedrooms on the first floor: one with en-suite shower room, the other two are served by a family bathroom. A large corridor links the rooms with the 3 large arched windows overlooking the valley.

#### **Second floor**

A family floor with one bedroom, a shower room and a further small (bed)room at the front.



#### **Near the Villa**

Loro Piceno is the closest town, 5 minutes drive away on the opposite hill. It has 2 supermarkets, 2 banks, a butcher, 2 bakers and a weekly market on Mondays. Five minutes in the other direction from the villa are the Roman remains of Urbs Salvia, the most important archaeological site of the region. A Roman amphitheatre, market place, medieval castle and a small museum in the town are open to visitors. Macerata, a larger university town that holds an open-air opera season every summer is only 20 minutes away.

#### **Coast/Beach**

The white sandy beaches of the Adriatic are only a 30 minute drive away, and the stunning setting of the Monte Conero national park 15 minutes further on. The beach side communities also provide plenty of opportunities for open-air seafood lunches.



#### **Skiing**

The closest ski resort is located near Sarnano (20-30 minutes by car) at Sassotetto. Ski lifts, equipment hire etc all available at very reasonable prices.