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**Villa Collalto**  
San Ginesio (Macerata)  
**€ 450,000**



**Details**

9 bedroom(s)  
450 Square metres  
Restored Good  
Rural, Hillside  
Moderate white road  
Land: 1.00 hectares

**Features**

Double glazing  
Central Heating  
Pool  
Terrace  
Balcony  
External lighting  
Fenced land  
Private parking

**Services**

Supplied Water  
Electricity  
Gas  
Telephone  
Septic system

**Nearest towns**

San Ginesio, 10 min.  
Tolentino, 15 min.  
Macerata, 25 min.

**Nearest airports**

Ancona (Falconara), 75 min.  
Pescara, 120 min.  
Rome, 210 min.



### **Villa Collalto**, San Ginesio (Macerata)

Villa Collalto is nestled on a steep slope overlooking the spectacular Sibillini Mountains and very close to the walled town of San Ginesio. Once an old farmhouse, the villa has been restored to provide 9 en-suite rooms and a lounge/dining area for thirty. One of the bedrooms also has its own private balcony. The lounge/dining room runs the full length of the house with doors opening onto the terrace for al fresco dining with views across the gardens to the mountains. The kitchen is equipped to a professional standard.

The gardens are peaceful with fruit and nut trees, shady porticos and a pool with wonderful views; ideal for the long, hot summer days. During the summer you can enjoy the swimming pool (7,5x5m) for those wanting to use the home on holidays or for those who are looking to rent?



The current owners are willing to provide assistance in the taking over and running or further developing the businesses; renting it out as a large holiday country house, country in and/or restaurant as well as in organising the required licenses and permissions. At the moment the villa has all required licenses and permissions to run it as a commercial enterprise.

This wonderfully restored villa could also be converted to a very comfortable family home with ample space for even the largest of families.

The villa has a 3-phase electricity system is, all rooms are equipped with telephone connections and each floor has its own hot water system (boilers), wireless broadband internet access and satellite-TV are present.



Situated just off the Tolentino Road with access to the Autostrada, it is an ideal base for exploring the area and in easy reach of Rome, Perugia, Assisi as well other places of interest. Not to mention that the beach is only a half an hour drive away!

Villa Collalto is an absolute must see for those who want an investment property in Italy! It is ready to be moved into.

