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## Villa Venarotta

Venarotta (Macerata)

€ 850,000



### Details

4 bedroom(s)  
Outbuildings: 2 bedroom(s)  
400 Square metres  
Restored Luxury-Excellent  
Rural, Hillside  
Good white road  
Land: 3.00 hectares

### Features

Exposed beams  
Double glazing  
Fireplace(s)  
Gates  
Central Heating  
Pool  
Terrace  
External lighting  
Mature gardens

### Services

Supplied Water  
Electricity  
Gas  
Telephone  
Septic system

### Nearest towns

Venarotta, 2 min.  
Ascoli Piceno, 15 min.  
Macerata, 80 min.

### Nearest airports

Pescara, 70 min.  
Ancona, 90 min.  
Rimini, 150 min.



### Villa Venarotta, Venarotta (Macerata)

A stunning classic Italian house on the edge of a thriving village set in 10 acres of rolling countryside in the foothills of the mountains.

Recently renovated to an exceptional standard the property includes a large swimming pool with a low profile telescopic cover, a small spa complete with sauna and steam room, a hard tennis court, a portico for alfresco dining and many beautiful views over olive groves, mountains and valleys.

Being only 9 kilometres from Ascoli Piceno, the jewel in Marches' crown, it is within easy reach of Italian culture and only a 35 minute drive from the bustle of the beautiful beaches of the Adriatico. The Sibilini mountains sit behind the house and in front are the panoramic views of the spectacular Gran Sasso range.

The house offers total privacy - but at the end of the drive is one of the best restaurants of the Piceno area and a working village with all the traditional amenities (easy walking distance).

### The Property

#### Ground Floor Main House

Open plan living space with fully equipped kitchen, dining area, and sitting room with fireplace (log burner) opens onto terrace with dining area and BBQ.

Large double bedroom with ensuite shower room and large French windows onto a terrace overlooking the mountains. 2nd large double bedroom with ensuite shower room.

Spa room with support kitchen to the portico. Portico with dining facilities for 6 overlooking the pool. Additional bathroom and utility and shower facility to support the pool area.

#### First Floor

Internal staircase and external staircase leading to open plan living space with wood burning stove (optional integrated heating system) and fitted with Bose speaker system. Dining area off complete with dresser style cabinets to complement the kitchen.

Fully fitted kitchen off with built in 2-oven cooker and gas/electric hob; granite top island incorporating microwave and further cupboards; fitted dishwasher; American style fridge freezer with ice dispenser.

Study/ 4th bedroom with office connections.

Large master bedroom suite with air conditioning unit (heat pump) and fully fitted bathroom featuring luxury shower and double marble sinks.

Terrace to first floor; 50m<sup>2</sup>

Independent gas central heating system with radiators in each room in addition to the integrated wood-burner system.

Separate cottage overlooking the tennis court and field beyond with a large double bedroom, lobby area and shower room.

#### Outside

The flat terraced land encircling the house is perfect for outside living with many different seating areas, hammocks and swing seats offering spectacular views. There is also an olive grove, a wooded area and rolling grass fields. There are many fruit trees yielding cherries, figs, apples, pears and nuts in season plus a small vegetable plot and herb garden.

The pool has a state of the art cover which rolls on and off easily so providing solar heated water and swimming under cover if preferred. The pool is one depth throughout and therefore excellent for team games such as water volleyball. There is outdoor lighting both in the pool, along the drive and around the entire terracing - making the property great for evening entertaining. The hard tennis court is completely fenced.

