

La Chiesa di Santo Stefano

Property for sale, Le Marche, Italy

GENERAL INFORMATION



The following pages provide general information on La Chiesa di Santo Stefano – a large and beautiful villa for sale in the Le Marche region of Italy. Further information can be found by visiting our website at www.real-italy.com .

FOR FURTHER INFORMATION

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La Chiesa di Santo Stefano – Treia - Italy

This beautiful villa is situated in the glorious open countryside of Le Marche, between the Adriatic sea and the Sibillini mountains. Surrounded by 360° panoramic views, the property nestles into the hillside where it has been a focal point for the surrounding landscape for hundreds of years.

Formerly a small monastery with **its own exquisite chapel**, the villa was bought by the current owners in 2001 as a ruin, and it has been lovingly restored over a number of years. Great emphasis was placed on retaining the original features of beams, antique terracotta floor tiles, open fires and stone walls, whilst adding the modern day comforts that we all expect, such as en suite bathrooms, fully equipped kitchens, wireless internet connection and satellite television.

The grounds have matured well over the past ten years, and now include a **5 hole golf course** and a **15 metre irregular shaped swimming pool** surrounded by sub tropical planting. At the front of the house there is a formal garden with fountain, and a small lake provides the perfect hazard for the golf course.



At the rear of the property there is a large paved terrace, which is currently used regularly for weddings but is ideal for al fresco dining, and situated just above the pool is another terrace shaded by albizia trees and adjoining a small wooded area to the rear.

Sitting in 5 acres (2 hectares) of landscaped gardens and golf course with additional farm land available for purchase adjacent to the property, this is a unique opportunity to acquire a beautiful country house in one of the most stunning regions of Italy.

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Accommodation

The villa is a substantial stone and brick building with an external measurement of 600 square metres. When renovated, it was designed to offer three interconnecting or optionally self contained apartments. The first floor bedrooms are accessible from three separate staircases. This is a perfect design for holiday rentals, events or a boutique hotel. It would, however, be a simple matter to combine two of the upstairs areas into one six bedroomed family space, leaving one first floor area as a two bedroomed guest suite.

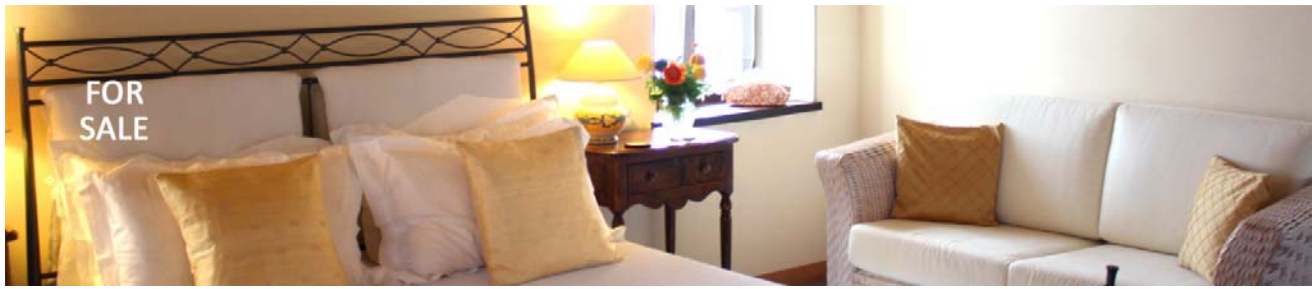
On the ground floor, the property offers two large living rooms, two kitchens, a dining room, a utility room, and two shower rooms. There is also a small library which was previously the third kitchen. All the plumbing remains, so this room could be converted back to a kitchen if required.

The main living and dining rooms all have open fireplaces. One kitchen is generally used as a winter kitchen, and has a worktop height open fireplace. There is also space for a large family table in this kitchen, making it a lovely cosy room for the colder winter nights.



The Chiesa (chapel) is accessible from the front of the property, and is currently used for weddings, yoga or as a small gym. However, the chapel wall interconnects with both the library and the winter kitchen, and could therefore easily be integrated into the main property. A chimney was built into the chapel walls so that in future a fireplace could be added if desired.

All of the main ground floor rooms have double doors leading onto the large rear terrace and the gardens and pool beyond.



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Bedrooms

There are a total of eight bedrooms in the main villa, seven of which are double rooms with en suite bath or shower rooms. The eighth is a single room which would easily accommodate bunk beds.

One double room has its own sitting room and en suite bathroom. The bedroom for this small suite is on a mezzanine floor accessed by a spiral staircase, and there is additional access to this room via an external staircase to the front of the property, thus providing an independent part of the property for a young adult member of the family, or possibly a nanny. Another bedroom, pictured below, also has an external staircase to the rear of the property.



All bathrooms are furnished with traditional white suites, and tiled with travertino marble. All upstairs rooms are tiled with traditional terracotta floor tiles, and have exposed beams.



In the gardens just a few metres from the villa there is a separate small apartment – suitable for a housekeeper. This was originally used by the current owners as living accommodation when the property was rented. The apartment has an excellent kitchen with wide hob and oven, plus fridge and dishwasher.

The apartment can be arranged to provide a private sleeping area, with separate sitting and dining areas. There is a small private terrace to the rear of the apartment, and an additional laundry room and linen store room which could optionally be used to extend the apartment.



A business opportunity

Although Santo Stefano does make the perfect family home, it has also been run as a successful business for the past few years. The current owners originally bought the villa as a home with some rental potential – and began marketing the property for rental as a hobby. However, the enthusiasm from clients was such that it became a full time business, and the owners purchased and renovated another smaller property nearby to make into their permanent home.

Not only is Santo Stefano very successful as a holiday rental business, it is also increasingly being requested as a wedding venue. The chapel creates the perfect romantic atmosphere for a small wedding of up to 50 people, and larger groups can be accommodated either in the grounds, or in the town hall in nearby Treia. With the addition of a gazebo on the terrace at the back of the house, it is a dream destination for a wedding.



There is also the relatively unexplored potential for corporate hospitality and special events to ensure the property is utilised throughout the year and not just in the summer. Painting and cookery holidays, yoga and fitness – all of these offer excellent opportunities to an enthusiastic entrepreneur.

But if all you want is to find the ideal place to live – either throughout the year, or just as a holiday home – La Chiesa di Santo Stefano provides the perfect haven. The peace and tranquillity of the area immediately soothes even the most stressed visitors, and living every day in this part of Italy is a genuine pleasure.

The options are limitless – but the joy of being here is guaranteed.



Location

La Chiesa di Santo Stefano is situated in the Le Marche region of Italy less than 6 kilometres from the beautiful medieval hill town of Treia. The closest airport is Ancona. There are regular flights to Ancona from London, but also via the main hub of Munich. Rimini airport is less than two hours away, with flights to Moscow and St Petersburg. The property is ideally placed for exploring Italy due to its central position, and the wonderful clean beaches of the Adriatic are less than an hour's drive away.

Services

The property benefits from mains water and electricity. Gas is supplied from a large tank in the grounds, and there is gas central heating throughout the property provided from three separate boilers in the villa, and a further boiler in the apartment. There are two septic tanks. An automatic irrigation system is installed, water being supplied from the lake, which is topped up with water from a nearby spring and from a rain water collection well in the grounds.



Price and contact

La Chiesa di Santo Stefano is being offered for sale for E2,995,000.

For purchasers who are interested in the furniture and fittings, we would be happy to negotiate a mutually acceptable price.

For those wishing to purchase the property as a business, we would also be happy to discuss the purchase of the website, which currently has very high search engine ratings for the appropriate search terms.

Detailed floor plans are available on request.

Please contact Sheila Rodgers on 0039 334 749 9017

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