

# *Rolling Hills*

LUXURY ITALIAN PROPERTIES



Ref: SCMCR-007

Marche - Macerata - Sant'Angelo in Pontano

PRICE: 685.000,00

Rolling Hills Italy  
Via Dell'Opio Nel Corso 62 - Montepulciano  
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## GENERAL INFORMATION

Surface: 300.00 Mq

Bedrooms: 4

Bathrooms: 5

Swimming-pool: 1

Land: 1 ha

Lovingly luxuriously restored farmhouse with stunning views, private 10x5m pool, olive grove & over 1 hectare of land – just outside the beautiful hill town of Sant' Angelo in Pontano.

The house is situated in rolling countryside with views of 5 hill towns and the Sibillini mountains with a restoration to a high specification and all regional governmental regulations.

With its 4 double bedrooms and 5 bathrooms, it's a perfect home for a big family, but also a good investment as a rental property.

### The House

The house develops on a 300 sq.m. area over 3 floors + a spacious portico.

#### Ground Floor:

The ground floor consists of an open plan layout with of a fully equipped fitted kitchen, dining area, lounge area and a snug with a Volcano wood burning stove which also can heat the house and hot water, in addition to the underfloor heating.

On this floor there is also a store room, washroom and WC.

This floor is characterized by many original elements, such as the wooden beams and the delightful stone arch that separates the living room from the snug.

From the living area, you have direct exit out to the big portico, where you can enjoy al-fresco dinners with your family and friends.

#### First Floor:

You access this floor via a large landing, leading you to a well appointed master bedroom with an en-suite bathroom with a large bath, spacious walk-in wet room shower area, WC and bidet.

A family bathroom is shared by 2 double bedrooms with en-suite walk-in shower wet rooms, and an additional double bedroom.

Some bedrooms are characterized by a nice contrast between some stone and plaster walls.

The white plaster is excellent to give the rooms more light, while preserving some original stone walls.

#### Second Floor:

The top floor of the house is a well restored attic which consists of 2 further rooms, where you can put 2 additional bedrooms or sofas, since this floor is also equipped with a shower area and WC.

### The Garden

The property is situated in over a Hectare of land, with a wonderful 10x5 panoramic pool, with breathtaking views over the rolling hills and the Sibillini Mountains.

The property is accessed via a long sweeping drive bordered by olive trees.

There is an olive grove with over 100 trees, which will let you have your own organic olive oil.

There are sloe bushes and wild plums also, as well as a range of fruit trees, and dessert vines.

The large portico (40 sq.m. ca.) with lemon trees, is the connection between the inside and the garden.

The porch will give you moments of relaxation that you will never forget: sit down for a drink at sunset or for dinner with friends, and you'll experience yourself the pleasures of La Dolce Vita.

### The Location

The house is near a small village, just outside Sant' Angelo in Pontano.

Accessible via a short and well maintained white road, you will feel enraptured by the beauty of the landscape and the tranquility of the place as soon as you get off your car.

The position of the house is such, that you can enjoy a 180° view over the multicoloured rolling hills of Marche, 5 old medieval villages and the Sibillini Mountains, which in winter, covered by a soft blanket of snow, show all their charm.

The first town with all services is just 5 kms away and the location is perfectly midway, between the



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