



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Boutique hotel with a beautiful  
restaurant, olive grove and pool,  
wonderfully peaceful location



IT-566A-KA

Panoramic view  
62024 Matelica  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	62024
<b>Country</b>	Italy
<b>City</b>	Matelica
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 700 m <sup>2</sup>
<b>Number of rooms</b>	14
<b>Plot size</b>	approx. 39.600 m <sup>2</sup>
<b>Number of bedrooms</b>	8
<b>Number of bathrooms</b>	8
<b>Asking price</b>	990.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

Boutique hotel with olive grove and church – a former 17th-century monastery in a beautiful setting.

The main building, approximately 646 m<sup>2</sup>, has been lovingly restored with meticulous attention to detail, preserving its historical character and architectural integrity.

Its harmonious layout extends over three levels, maintaining the sublime atmosphere that has endured for centuries.

The ground floor (approximately 238 m<sup>2</sup>) houses the restaurant area with two large dining rooms, a fully equipped professional kitchen and guest restrooms. Utility rooms, storage rooms and separate bathrooms for guests are also located on this floor.

A charming 43 m<sup>2</sup> portico leads to the original entrance and the main staircase ascends to the heart of the house. The centerpiece of this floor is the elegant lounge with a fireplace and library.

This floor also features four spacious en-suite bedrooms and a stylish studio.

The second floor offers four spacious double bedrooms, each with its own bathroom. From every window, the view sweeps across the rolling hills of the Marche region – a picture of tranquility.

The restaurant is currently fully booked and, thanks to its separate entrance and adjacent parking area, can be operated independently of the B&B.

On the property is a charming church, adorned with a fresco from 1557 by Andrioli, who lived in Matelica.

The offer include nearly 4 hectares of land with 320 olive trees, producing excellent organic olive oil – ideal for olive harvesting experiences with guests.

A small vineyard provides grapes for the estate's own organic wine.

The uniquely shaped swimming pool (approx. 13 x 13 m) with Roman steps completes the offer.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).



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## Location

Matelica, Macerata.



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### **Your contact person**

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