



## Luxury 12 Bed Estate for Sale In Tavullia



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 1,500,000

### Posizione

Nazione:	Italia
Indirizzo:	Strada Monteluro, 11/M
Cap:	61010
Pubblicato:	24/07/2025
Descrizione:	Luxury 12 Bed Estate for Sale In Tavullia Italy

Esales Property ID: es5554694

### Property Details

La Tenuta del Giglio: An Exquisite 12-Bedroom Villa Estate with Pool and Land Near Tavullia, Italy

Discover an extraordinary opportunity to acquire 'La Tenuta del Giglio' – an expansive and truly magnificent villa estate nestled in the captivating countryside near Tavullia, in the Pesaro province of Italy's picturesque Marche region. This exceptional property offers the perfect blend of serene rural living and convenient access to the stunning Adriatic coastline, being just a few miles from the sandy beaches of Gabicce Mare. Ideal for a discerning private buyer seeking a grand family residence, or for an investor with aspirations of creating a luxurious hospitality venture, this estate is being offered at an asking price of €1,500,000, with an openness to negotiation, presenting a rare and compelling proposition in a highly desirable Italian locale. As of now, no exclusivity has been granted to any agents,



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allowing for direct and flexible negotiations.

### A Grand Estate with Extensive Accommodation

La Tenuta del Giglio is a substantial property comprising a main villa and a separate annex, offering a remarkable total of 12 bedrooms, each meticulously designed to provide comfort and privacy.

The main villa alone spans an impressive 600 square meters and features 8 spacious bedrooms. Each of these bedrooms boasts its own private bathroom, ensuring ultimate convenience and luxury for occupants. Within the main villa, there are two unique configurations designed for flexibility: two bedrooms are thoughtfully connected, sharing a dedicated bathroom, a perfect setup for families or those traveling with children who desire adjacent spaces while maintaining privacy. The remaining six bedrooms in the main villa also have their own en-suite facilities.

Adding to the estate's significant accommodation capacity is a charming annex, measuring 130 square meters. This independent structure houses an additional 4 well-appointed bedrooms, all of which are en-suite, providing private bathrooms for each. This separate building is ideal for guest accommodation, staff quarters, or as a dedicated space for a holiday rental business, offering a degree of separation and privacy from the main villa. In total, the entire estate boasts 11 bathrooms, thoughtfully distributed to cater to the needs of all 12 bedrooms.

The thoughtful design of the property ensures beautiful vistas from various rooms. All four bedrooms in the annex are strategically positioned to overlook the sparkling private swimming pool, offering a delightful visual connection to the leisure area. In the main villa, three of the bedrooms also enjoy views directly onto the pool, while the remaining bedrooms face outwards, providing serene views of the picturesque Italian countryside, characterized by rolling hills and lush greenery.

### Exceptional Facilities for Leisure and Practicality

La Tenuta del Giglio is designed for a lifestyle of comfort and enjoyment, featuring a superb array of facilities that enhance its appeal. At the heart of the outdoor leisure space is a magnificent private swimming pool, measuring an expansive 14m x 8m. This generously sized pool is perfect for serious swimming, leisurely dips, or simply cooling off on warm Italian days. Adding a touch of luxury, the pool also incorporates a Jacuzzi feature, providing a hydrotherapy experience for ultimate relaxation. The surrounding area around the pool is perfectly suited for sun loungers and outdoor entertaining, creating an idyllic setting for al fresco enjoyment.

Beyond the living quarters, the estate boasts a very practical and substantial garage/workshop located directly beneath the annex, also measuring 130 square meters. This vast subterranean space offers significant potential for various uses. It is large enough to accommodate multiple vehicles, making it ideal for car enthusiasts or those with a collection. Alternatively, it could serve as a comprehensive workshop for hobbies or professional pursuits, secure storage for equipment, or even be adapted for other uses (subject to local planning regulations). This substantial under-annex space significantly enhances the property's utility.



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The entire estate, as described by the owner, truly consists of the main villa, the separate annex accommodation, and a comprehensive suite of facilities. The land parcel itself is a diverse and attractive feature, encompassing not just the swimming pool area, but also established olive groves and tranquil woodland. This combination provides both aesthetic beauty and potential for agricultural pursuits, whether for personal enjoyment (producing your own olive oil!) or for commercial yield. The overall breadth and scope of the land ensure unparalleled privacy and a deep connection with the natural Italian environment.

### Location, Potential, and Investment Appeal

The villa's location in the countryside near Tavullia (Pesaro) is a significant draw. Tavullia is known globally as the hometown of MotoGP legend Valentino Rossi, which brings a unique charm and a steady stream of visitors interested in motorsport. The proximity to the coast, just a few miles from Gabicce Mare, means easy access to beautiful sandy beaches, charming seaside towns, and opportunities for water sports and coastal dining. The combination of rolling inland hills and easy beach access is a highly coveted feature in this part of Italy.

The fact that the property is being sold partially furnished offers a convenient head start for the new owners, particularly if they intend to use it as a residence, saving considerable time and effort in sourcing and setting up a fully empty property. For those considering the hospitality sector, this can also reduce initial fit-out costs.

This estate presents a tremendous investment opportunity, particularly in the lucrative Italian tourism market. With 12 bedrooms, each with its own bathroom, it is perfectly configured to operate as a high-end Bed & Breakfast, a boutique hotel, or a luxury holiday rental villa. The substantial land with olive groves and woodland also lends itself to the concept of an agriturismo (farm stay), offering guests an authentic rural experience combined with luxurious accommodation, subject to obtaining necessary permits and demonstrating agricultural activity. The private pool and extensive facilities further enhance its appeal to tourists seeking a high-quality Italian vacation.

### Accessibility and Regional Connectivity

For international buyers and visitors, La Tenuta del Giglio benefits from excellent accessibility to several regional airports. The nearest major airport is Federico Fellini International Airport (RMI) in Rimini, located approximately 18 kilometers (around 11 miles) away. This close proximity ensures a very short and convenient transfer to the property. RMI offers flights to various European cities, making it an ideal entry point.

Other accessible airports include Ancona Falconara Airport (AOI), which is about 58 kilometers away and offers a broader range of domestic and European flights. For even wider international connections, Bologna Guglielmo Marconi Airport (BLQ) is a larger international hub approximately 144 kilometers away, providing extensive flight options to destinations across Europe and beyond. These airport connections ensure that La Tenuta del Giglio, despite its secluded countryside setting, remains easily reachable for guests and owners traveling from across the globe.



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La Tenuta del Giglio is an exceptional Italian estate, offering a rare combination of extensive accommodation, luxurious amenities, significant land, and a prime location near both the sea and charming Italian towns. Its potential as a grand private residence or a thriving hospitality business makes it a truly unique and compelling offering in the beautiful Marche region, inviting interested parties to explore this exquisite opportunity further.

## ABOUT THE AREA

Tavullia is a charming and distinctive municipality nestled in the rolling hills of the Marche region in central Italy, close to the border with Emilia-Romagna. While it boasts a history that dates back to medieval times, evidenced by its ancient castle and charming old town, Tavullia's fame in the modern era is inextricably linked to one name: Valentino Rossi. This small town is the beloved hometown of the legendary nine-time MotoGP World Champion, transforming it into a pilgrimage site for motorcycle racing fans from across the globe. The village proudly embraces its connection to 'The Doctor,' with his iconic number 46 visible on flags, signs, and merchandise throughout the town, creating a vibrant atmosphere for enthusiasts.

Beyond its motorsport celebrity, Tavullia offers a quintessential Italian countryside experience. The town provides stunning panoramic views of the surrounding Romagna hinterland and the valleys of Foglia and Tavollo, from which it takes its name. Its strategic position historically made it a contested area, lying on the border between the Duchy of Urbino (ruled by the Montefeltro family) and the Malatesta territory of Rimini, which led to numerous battles. During World War II, Tavullia found itself on the Gothic Line, a German defence line, and suffered heavy bombing. Despite these historical challenges, the town has preserved its authentic charm, with stone houses, quiet squares, and a sense of rooted local community.

For visitors, Tavullia offers more than just a nod to its famous son. The medieval castle, known as the 'Cassero,' provides a 360-degree view of the captivating landscape. The town also features a permanent exhibition, 'Artists of War,' which showcases reproductions of paintings related to World War II events, particularly the breakthrough of the Gothic Line. Exploring the narrow streets of the historic center reveals quiet beauty, enchanting belvederes, and the majestic facade of the Church of San Lorenzo Martire. Local traditions and festivals throughout the year provide opportunities to immerse oneself in the Marche culture, enjoying authentic Italian cuisine and local produce.

For travelers planning a visit to Tavullia, the nearest major airport is Federico Fellini International Airport (RMI), located in Rimini. This airport is approximately 18 kilometers (around 11 miles) away, making it a very convenient option for a short drive. RMI offers flights to various European cities. Other accessible airports include Ancona Falconara Airport (AOI), which is about 58 kilometers away, and Bologna Guglielmo Marconi Airport (BLQ), a larger international hub approximately 144 kilometers away, offering a wider range of global connections. The accessibility provided by these airports ensures that Tavullia, despite its tranquil setting, is easily reachable for both domestic and international visitors.

## MAiN FEATURES:

- \* 650m<sup>2</sup> of living space
- \* 120000m<sup>2</sup> plot



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- \* 12 Bedrooms
  - \* 11 Bathrooms
  - \* Stunning Views
  - \* Private Garden
  - \* Close to essential amenities such as supermarkets and pharmacies
  - \* Close to many excellent bars and restaurants
  - \* Great base from which to discover other fantastic areas of Italy
  - \* Many excellent sports facilities, walking and cycling areas nearby
  - \* Rental Potential through Airbnb and Booking.com

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## Comune

Camere da letto:	12
Bagni:	11
Finito piedi quadrati:	650 mq

## Rental details

Furnished:	Sì
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.345.991
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