



## Tavullia Estate

### Agent Info

Name: Edward Crompton  
Company: Realpoint Property Ltd  
Name:  
Country: United Kingdom  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English  
Website:

### Listing details

Property for: Sale  
Price: EUR 2,000,000

### Location

Country: Italy  
State/Region/Province: The Marches  
City: Tavullia  
Posted: Nov 08, 2020

Description:  
12 hectares estate with 12 bedrooms, 2 annexe and swimming pool.

### Main Villa

Dating back to 1871 which has been completely restored in 2002. The main building is about 600 m2 and consists of :

6 bedrooms, all en-suite, 2 of which with big terraces, one overlooking the pool.

Main hall, dining room, sitting room with big fire place, big kitchen with walk in pantry, services, laundry, library, office and a further 2 bedrooms with en suite which is currently being used as granny's flat.



The main villa is heated by under floor heating, which is integrated with solar panels and by a thermal fireplace (it heats the water used under the floors to heat the house)

## **Annexe**

140 m2 per floor, with hall, 4 bedrooms all en suite, and very big garage.

## **A further building**

On 2 floors of 170 m2 each, which at present is composed of 2 small apartments and a store room (magazzino).

Swimming pool 14x8mts complete of jacuzzi and automatic filtering system.

## **Land**

The estate is composed of 12 hectares of land, divided as follows:

4 hectares of D.O.C. vines which produced last year 850 hundreweight of Montepulciano and Sangiovese grapes.

1 hectare of olive grove with nearly 500 olive trees which produce 200 kg of extra virgin olive oil per year

Woods with oaks, walnuts, cherry trees, plums, apples figs and blackberry bushes



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Well kept garden complete of automatic irrigation system.

The estate is actually used as a bed and breakfast (agriturismo) and is running very well.

## **Common**

|                   |             |
|-------------------|-------------|
| Bedrooms:         | 12          |
| Bathrooms:        | 12          |
| Finished sq. ft.: | 1220 sq m   |
| Lot Size:         | 120000 sq m |

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX4.691.351

