# Le Marche

## Monte Roberto

6571: Established agriturismo with guest accommodation, swimming pool, olive grove and 6 hectares of land in the heart of Le Marche.
Prezzo: € 890.000



Nestled in the rolling countryside of the Province of Ancona, where the Apennine Mountains meet the Adriatic coast, Agriturismo Colle Verde is a well-established hospitality estate offering a unique combination of comfortable guest accommodation, agricultural production and development potential. Surrounded by approximately 6 hectares of agricultural land and almost 1 hectare of landscaped gardens, the property enjoys panoramic views, complete tranquillity and a central location in the heart of Le Marche.

The estate is centred around a beautifully restored 18th-century farmhouse with a more recent extension, offering approximately 550 m² of internal space spread over three floors. Since opening as an agriturismo in 2022, the property has successfully welcomed guests looking to experience the authentic charm of rural Italy.

The accommodation currently comprises three spacious apartments, one of which serves as the owners' private residence, together with three comfortable en-suite guest rooms, each with its own private entrance from the garden.

The farmhouse also features generous communal areas, including a welcoming entrance hall, dining areas, pantry, cloakroom, guest bathroom and a fully equipped professional kitchen, making it perfectly suited for serving breakfasts, lunches and dinners to guests.

Complementing the main accommodation are several unique guest options. A charming Tiny House comfortably accommodates up to four guests, while a fully furnished Lotus Bell tent provides a stylish glamping experience. In addition, the estate offers an exclusive camper pitch complete with water, electricity, paved parking and a private wooden terrace overlooking the surrounding countryside.

Outdoor living is centred around the impressive 15 x 5 metre swimming pool, completed in 2024 and positioned to take full advantage of the panoramic views across the hills. The landscaped gardens provide numerous places to relax, while the surrounding farmland creates an authentic rural setting.

The estate includes approximately 6 hectares of agricultural land, featuring an established olive grove with around 60 mature olive trees, lavender fields, fruit trees and nut trees. The owners currently produce their own extra virgin olive oil and lavender products, creating additional opportunities for agritourism activities and local product sales.

Regional planning regulations also provide the potential to further expand the accommodation capacity through additional camper pitches, glamping tents or other tourist facilities, making the property well suited for future growth.

The farmhouse has been carefully restored while preserving the character of the original 18th-century building. The guest accommodation is fully operational and well maintained, and the recently completed swimming pool is in excellent condition. The estate is ready to continue operating immediately while offering opportunities for further development.

Agriturismo Colle Verde enjoys a central location in the Province of Ancona, perfectly positioned between the Apennines and the Adriatic coast. The beaches and nature reserve of the Conero Riviera are approximately 30 km away, while the surrounding mountains offer extensive hiking and cycling opportunities.

Historic towns, wineries, olive oil producers and many of Le Marche's cultural attractions can be reached within an hour, with several destinations just 5 to 15 minutes from the property. A supermarket is located only 2 km away, a lake within 10 km, ski resorts approximately 80 km, and Ancona Falconara Airport is just 20 km away.

Combining an established agriturismo business, productive agricultural land, comfortable guest accommodation and opportunities for future expansion, Agriturismo Colle Verde offers an attractive lifestyle and investment opportunity in one of Italy's most authentic regions.























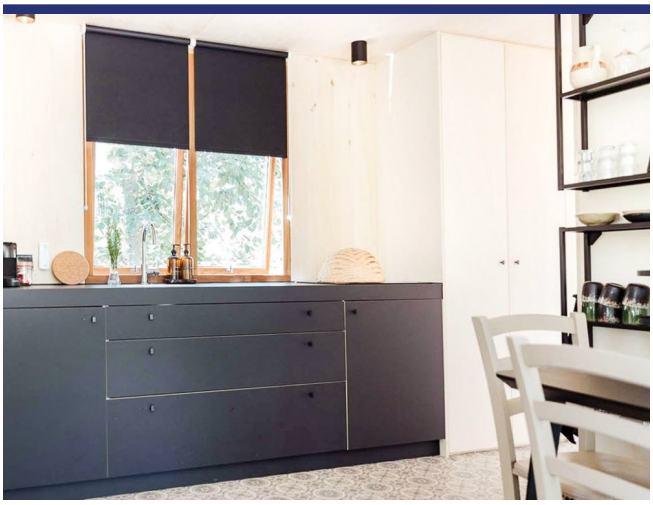

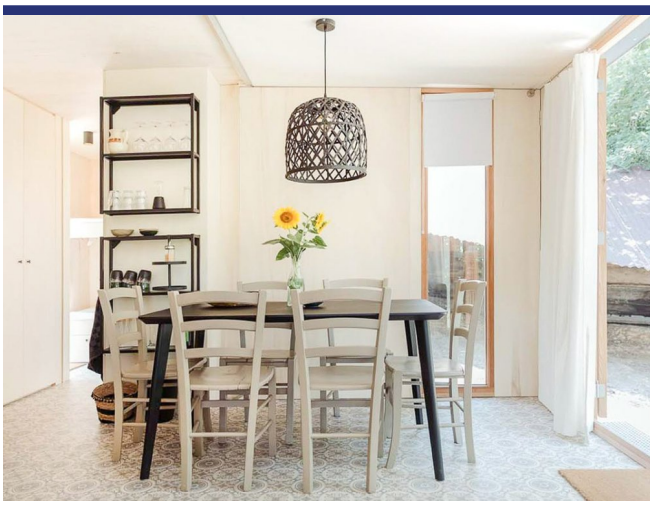

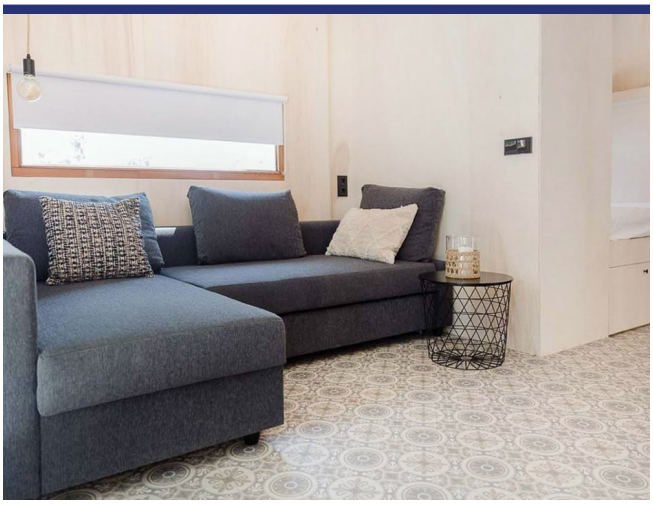

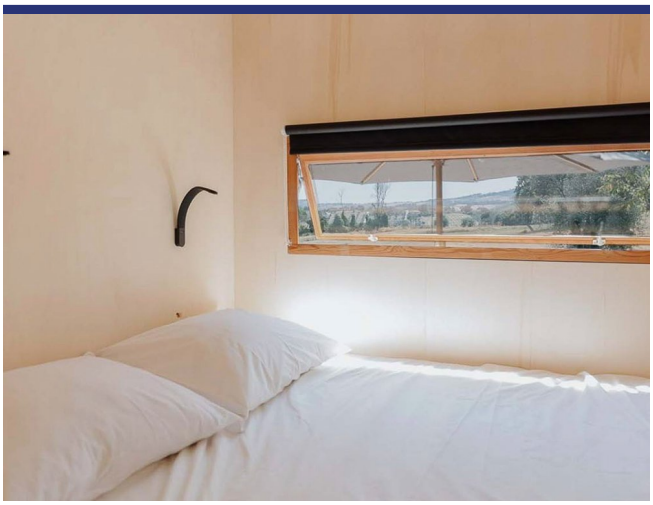

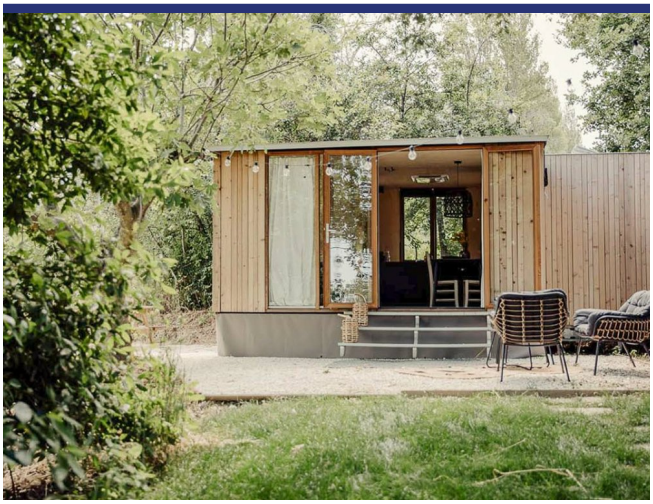







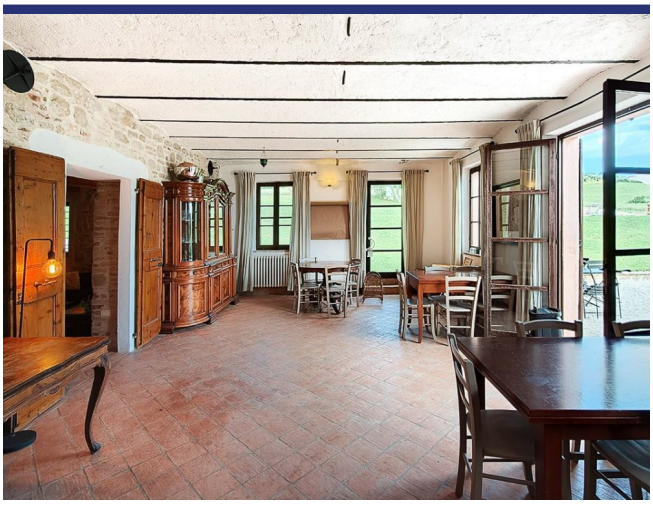











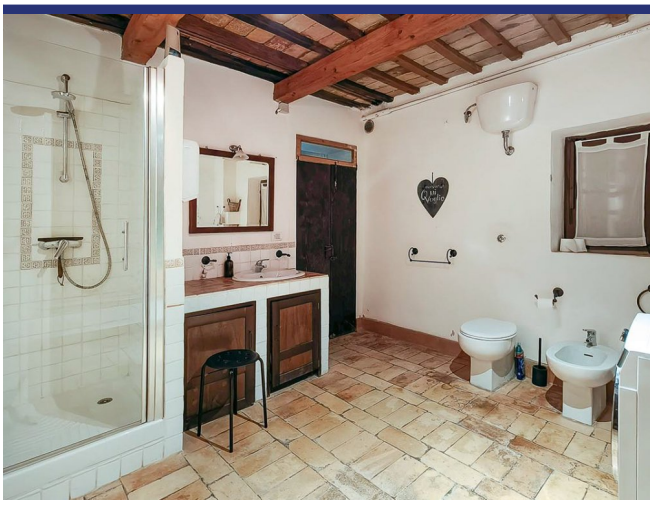







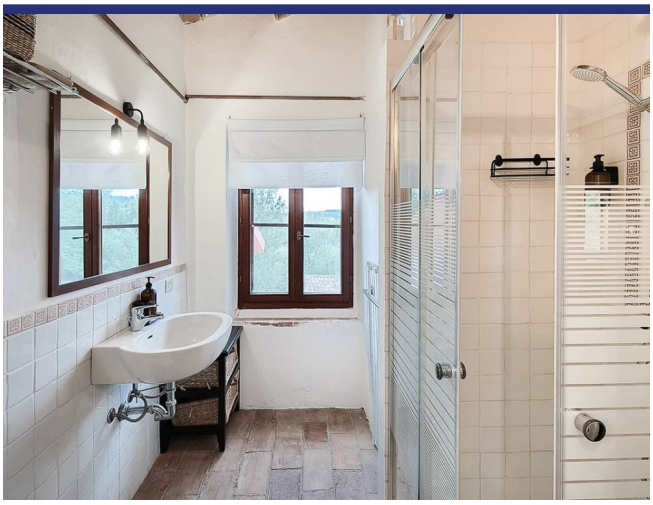

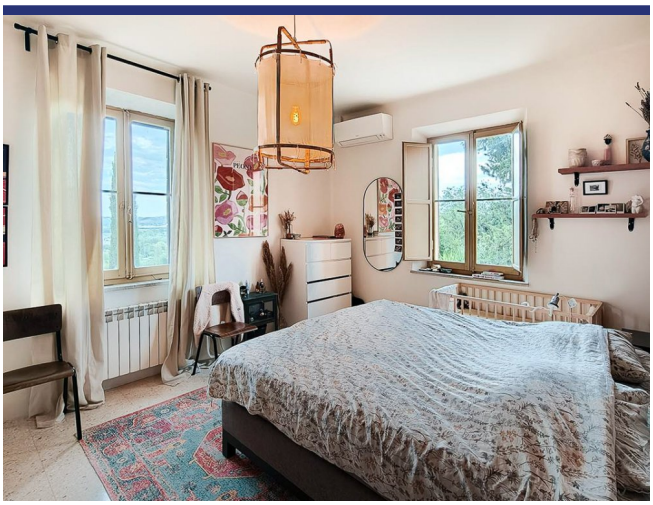


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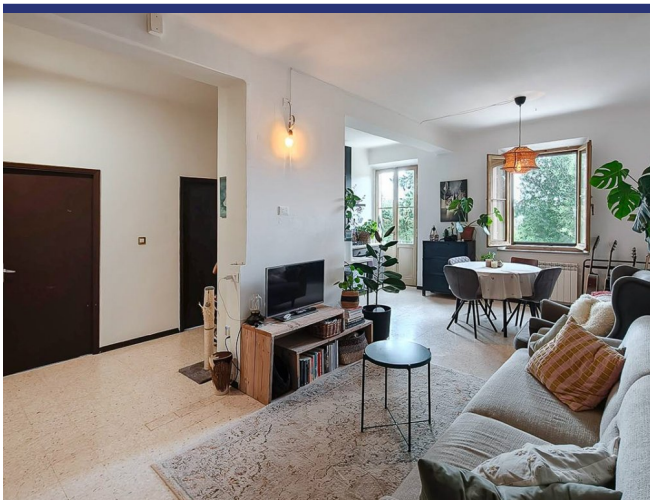

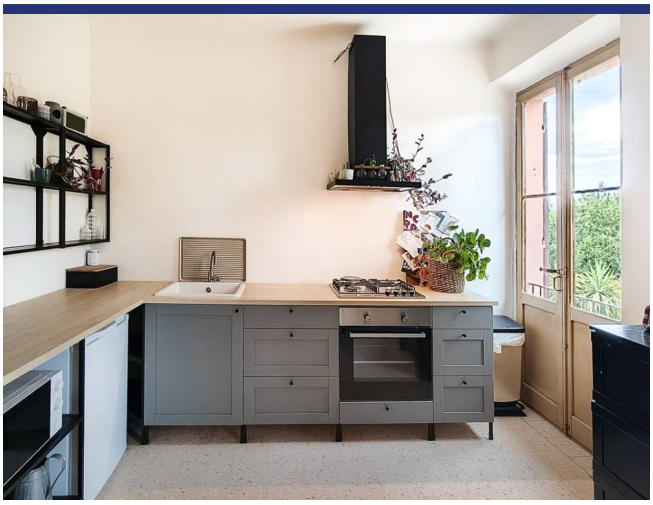



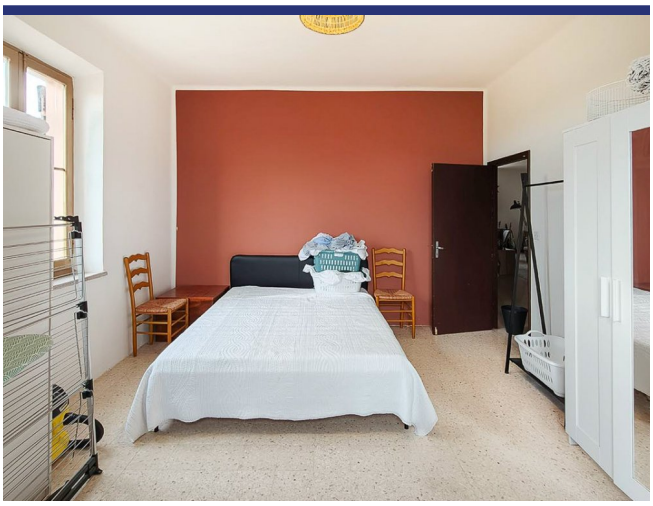



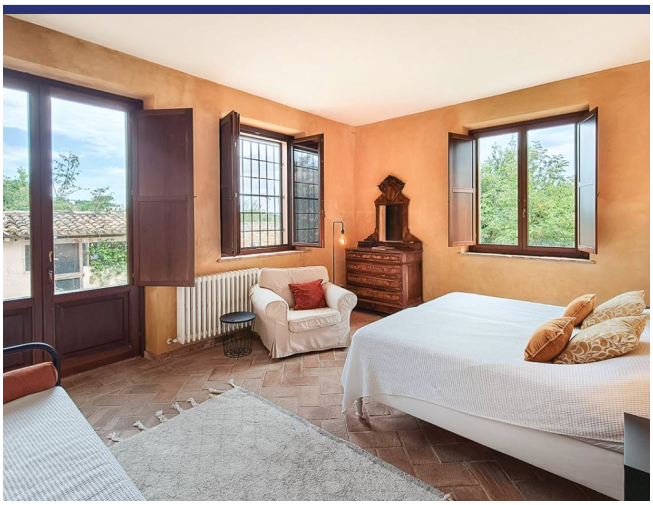

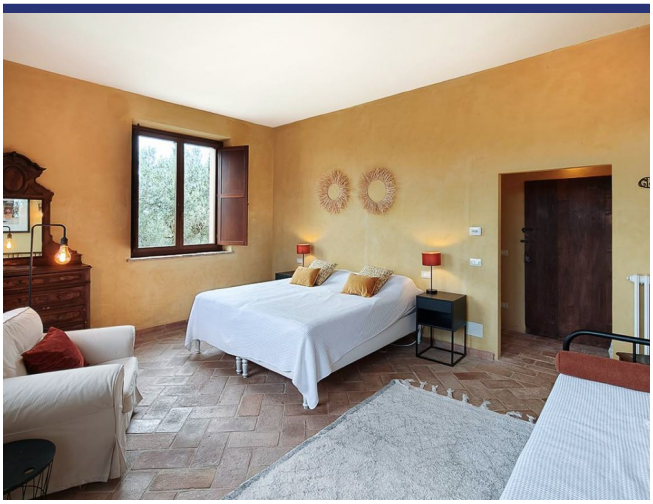

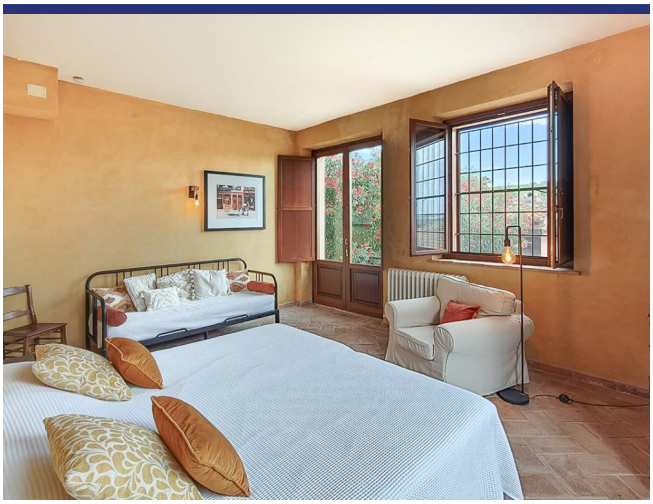

















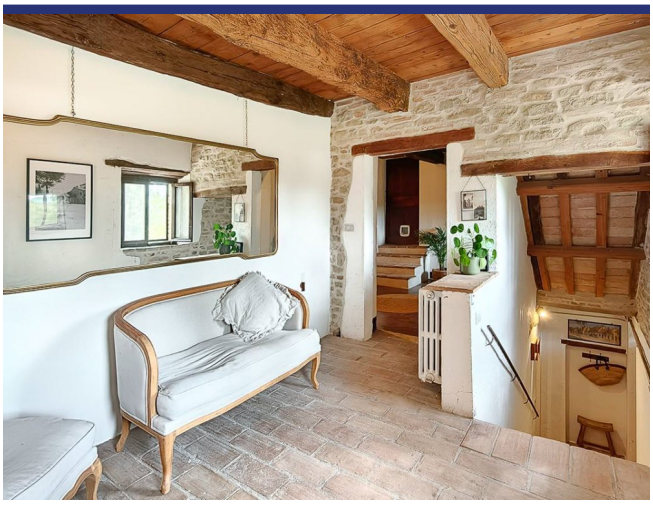















# 6571 Monte Roberto




- Riferimento: 6571
- Villa/Casale
- B&B/Agriturismo
- Vista panoramica
- 30 km dal mare
- 2 km dal paese
- Giardino
- Terrazzo
- Balcone
- Garage: Parcheggio
- Guesthouse: Si
- Piscina: Si
- Prezzo: € 890.000

- spazio abitabile: 550 $m^2$
- Terreno: 60000 $m^2$
- camere da letto: 9
- Bagni: 7
- Potenziale per l'affitto: Molto bene
- Condizione della proprietà: Molto bene
- Stato: Disponibile