Le Marche

Treia

6430: Exceptional historic villa in Le Marche with panoramic views, private chapel, swimming pool, golf course, and versatile accommodation between sea and mountains.
Prezzo: € 1.650.000



Villa Monastero Santo Stefano is an exceptional property for sale set in the open countryside of Le Marche, perfectly positioned between the Adriatic Sea and the Sibillini Mountains. Surrounded by 360° panoramic views, the villa nestles into the hillside and has been a focal point of the landscape for centuries. With two apartments, an annex, a private chapel, a 5-hole golf course, a pond, and a swimming pool, this estate offers a rare combination of history, luxury, and versatility – ideal as a private retreat, holiday home, or high-end wedding venue.

Originally a small monastery complete with its own chapel, the property was acquired in 2000 in a state of ruin and has been meticulously restored. The renovation honours the original character, with antique terracotta floors, exposed beams, stone walls, and open fireplaces, while incorporating modern comforts such as en-suite bathrooms, fully equipped kitchens, wireless internet, and satellite TV.

The main house (approximately 600 sqm) was designed to serve as a permanent residence for the owners, while also functioning as a unique holiday and event venue. The house features multiple kitchens to provide flexibility, one of which has been converted into a library but can easily be returned to its original use. A fourth kitchen is located in the annex.

The ground floor is interconnected, providing the feel of a large family home, yet could be divided into three self-contained units if required.

Ground Floor:

- Entrance hall
- Two spacious living rooms with open fireplaces
- Two fully equipped kitchens, including one with a winter fireplace
- Utility room
- Large shower room
- WC with wet room shower
- Small library
- Dining room with open fireplace

First Floor:
Accessed via three staircases, the first floor offers flexibility for family or guest use:

- Oratorio wing: two double bedrooms, both en-suite (one with whirlpool bath, one with walk-in shower)
- Granaio (central wing): three double bedrooms, all en-suite
- La Stalla wing: one double bedroom with en-suite, one single bedroom (no en-suite), and one suite with a mezzanine bedroom and en-suite bathroom

The Annex
The grounds include a separate annex (approximately 75 sqm) with its own kitchen, shower room, living and dining area, private terrace, and garden. Additional facilities include a laundry and linen store, plus a traditional pizza oven – ideal for staff accommodation or guest use.

The Private Chapel
A charming chapel (Chiesa) at the front of the property can be used for weddings or as a small gym. It

is currently accessed externally but could easily be linked to the main house via the library or a kitchen.

The Grounds
Set on 2 hectares, the landscaped gardens include a 5-hole golf course with automatic irrigation, a 15-metre irregular swimming pool, formal gardens with a fountain, and a small lake integrated into the golf course design. Olive groves, fruit trees, and a large paved terrace provide perfect areas for outdoor entertaining, al fresco dining, or weddings.

Location
The villa enjoys an exceptional position within reach of both the Adriatic beaches of Sirolo, Numana, and Portonovo, and the Sibillini Mountains, both approximately an hour away. Ski resorts are accessible within an hour's drive during winter. On clear days, both sea and mountain views can be enjoyed from the property.

Le Marche is often described as "Italy in one region," offering Adriatic beaches, mountains, rolling hills, medieval towns, art, nature, and exceptional food and wine.

The property is conveniently located just 45 minutes from Ancona Airport, with flights to London, Brussels, Munich, and other European destinations. Rome and Bologna are around three hours' drive, with further connections via Rimini and Pescara airports.





























































6430 Treia



- Riferimento: 6430
- Villa/Casale
- Vista panoramica
- Giardino
- Riscaldamento
- Camino
- Garage: Si
- Guesthouse: Si
- Piscina: Si
- Prezzo: € 1.650.000
- spazio abitabile: 675 m^2
- Terreno: 20000 m^2
- camere da letto: 9
- Bagni: 10
- Potenziale per l'affitto: Molto bene
- Condizione della proprietà: Molto bene
- Stato: Disponibile