



A UNIQUE OPPORTUNITY

CONTRADA SCALETTE 84, 62026 SAN GINESIO
Provincia Macerata.

An opportunity to buy a perfectly-situated house, 5 minutes from the centre of San Ginesio, with a unique small Anglo-Italian style architectural garden framing the mountain panorama: panoramic swimming pool.

The house was bought in 1974 by the present owner John Hall, the first foreigner to buy a house in the countryside in this area. The house has stupendous views of the *Monti Sibillini* down to the *Gran Sasso* 70 miles to the south and to the Medieval walls of San Ginesio northwards. It has complete privacy in the countryside and is in convenient proximity to San Ginesio, about 5 minutes in the car.

It may have historical interest as, in the interior structure of the house, are three ancient niches, possibly remains of a chapel of the same date as the façade of the *Collegiata* in San Ginesio.

The house was never demolished and rebuilt, but has been structurally strengthened, enlarged and improved gradually over the years. (257 mq) It has a de-luxe state-of-the-art *Boffi* kitchen- living room leading onto a spectacular dining room with sliding glass panels and under-floor heating, overlooking the garden and mountain view; a second study-living room; a large library and a secondary country kitchen and larder.

Beneath is a laundry room and a services room with shower and wc. Upstairs, there are four bedrooms three bathrooms. It has the personal qualities of a family house, lived in from 1989 to the present day by the Hall family. The garden has been twice featured in articles by John Hall in *Hortus* magazine, (No. 32 Winter 1994 The Invisible Garden; No.111 Autumn 2014 When is a Garden not a Garden ? A question from Italy.)

The property includes a large garage on two floors, which could be converted into a spacious apartment. (96 mq.) a self-contained apartment with two bedrooms, two bathrooms and a living room-kitchen (64,8 mq) another self-contained apartment with bathroom, kitchen area and living room-bedroom (33,06 mq); a cantina (33.06). All offering potential for an income at the property.

In the tradition of Italian Renaissance gardens, an intimate architectural garden has been made, making extra “ rooms” to the house, with a terrace and two courtyards on different levels, presenting the panorama. There are four fountains , four valuable Vicenza-stone statues, shady trees, cypress, box and yew hedges. There is an outstanding collection of roses and a panoramic and discreetly sited heated swimming pool, with pool-house with shower and a detached wc.

Above the house and garden on either side of the gated private approach road are two meadows planted with maturing trees, and, below, a terraced meadow and a small wood of ancient oaks. The property is 1.07 hectares.

San Ginesio (altitude 690m Population 4000) is an enchanting Medieval town with a beautiful piazza with a Romanesque church and a 19th century opera house. There is a recently restored Albergo Centrale, three bars and other restaurants, two banks, post office, two butchers, a baker, rosticceria, hairdressers. And a nearby supermarket.

The sea is visible from San Ginesio, under an hour away, and Ancona airport also Perugia airport (both Ryanair), are about 1 hour 20 minutes away.

The house is lived in all the year and will be vacated on completion of a sale. Details of where to stay nearby if you would like to view, and an English speaking Italian lawyer to talk with are available on request.

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