



# A Unique Opportunity

## San Ginesio, Le Marche, ITALY

*An opportunity to buy a unique perfectly-situated small estate. The house is 5 minutes from the centre of San Ginesio in the central Marche region of Macerata, just over an hour from airports at Perugia and Ancona.*



*It has a small Anglo-Italian style architectural garden framing the mountain panorama.  
Panoramic swimming pool - 4 bedrooms - 3 bathrooms - 2 additional apartments -  
Garage - Cantina - Stunning views of the Sibillini Mountains - 2 Kitchens - Study -  
Living room - Library*



**The House**, originally a simple *casa colonica*, 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.





The house has complete privacy in the countryside and is in convenient proximity to San Ginesio. 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. It was never demolished and rebuilt, but has been structurally strengthened, enlarged and improved gradually over 35 years. (257 mq)

It has a de-luxe *Boffi* kitchen, a living room leading onto a spectacular dining room with sliding glass panels and under-floor heating, which overlooks 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 and three bathrooms.

Undamaged by earthquakes, the house has recently been strengthened with anti-seismic protection.

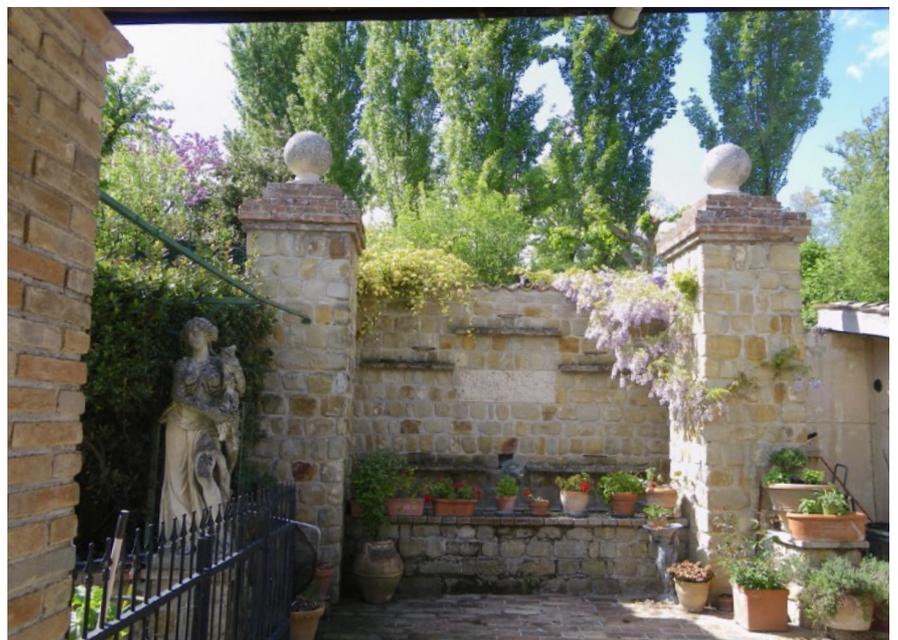


**The Garden:** In the tradition of Italian Renaissance gardens, an intimate architectural garden has been made, making extra “rooms” to the house, with a terrace and two courtyards on different levels. There are four fountains, four valuable Vicenza-stone statues, (on sale by arrangement), shady trees, cypress, box and yew hedges. Spring and Autumn maintenance, paradise for a keen gardener, can be managed with local garden firms.





The house and garden have the personal qualities of a lived-in family home, the garden being 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*).



There is an outstanding collection of roses and a panoramic and discreetly sited heated swimming pool, a 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. (About 2 acres).





Apartment 1



Apartment 2



Garage

### The Two Apartments

There is a self-contained apartment with two bedrooms, two bathrooms and a living room-kitchen (64,8 mq).

A second self-contained apartment with bathroom, kitchen area and living room-bedroom (33,06 mq).

The property includes a large garage on two floors, (96 mq), -which could be converted into a third spacious apartment - and a *cantina* (33.06mq).



Apartment 2



## Garden Maintenance

The house is set among three small sloping fields. The grass needs cutting about 4 times each year, in Spring and early summer.

There are several cypress and bay hedges which can be damaged by the snow or heavy rain. They need trimming after the winter in April, and again after the growth has stopped, about August.

There are shrub and climbing roses which need annual attention.

Average annual 'garden' maintenance can be around 2500 euro. There are local professional gardening companies as well as local non-professional but reliable gardeners. Of course, it's paradise for a keen gardener.





### **An Excerpt from *Gondolas and Grapes* by John Hall**

*“As range after range of mountains extended in diminishing intensities of blue, I realized that I was pursuing something which haunted the memory. A longstanding desire to possess an old house with beamed ceilings, open fires, mountain views, became Italianized.”*

### **A Letter From A Friend**

"I think the description which you have created for your house is a masterpiece. Hugely elegant and attractive. To people with taste and education and an aesthetic sensibility, the house and garden, a little estate with fantastic views, are irresistible. N.M."



*The house is lived in all the year  
and will be vacated on  
completion of a sale.*

**CONTACT**  
**Sally Hamilton**

**EMAIL :**  
**[sallyinitaly2@gmail.com](mailto:sallyinitaly2@gmail.com)**

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

The sea is visible from San Ginesio, about 50 minutes away, Ancona and Perugia airports are about 1 hour 20 minutes. Just 30 minutes to Tolentino with it's large shopping malls and the new dual carriageway to Umbria.

Macerata is the provincial capital, 40 minutes away, a lively little university town with cobbled streets, and hill town scenery, it comes to life for the month long outdoor opera festival in summer.

San Ginesio is close to the Sibillini Mountain National Park, with it's winter sports and spectacular summer scenery, but also just 50 minutes from the sandy beaches of the Adriatic coast.