

Villa Infiniti Colli is a totally new and very bright property located on a hill with **360-degree views over infinite hills**, from the mountains to the sea.

In the panoramic garden there is a **swimming pool** mt 5 x 8, deep 140 cm, **with wooden solarium**. Sunbeds, sun umbrella and outdoor table with chairs are available. There are covered parkings inside the property and there is an electric gate (remote control will be given).

Outdoor wood oven and barbecue available on request. Also a vegetable garden at clients' disposal.

The owner and caretaker of the villa lives in a separate house inside the same property.

Small dog with insurance are allowed. The property is located on a hillside, it is only partially fenced, there is no traffic and is located in a wildlife reserve.

Smoking is not allowed inside the house, only outdoor.

INTERIORS:

On the **ground floor** a **studio apartment with kitchen equipped** with induction cooktop, oven, fridge with freezer, coffee machine with capsules, table and chairs. Double bed, large closet and sofa bed. Bathroom with shower, bidet, toilet, sink, towel warmer and hair dryer.

Down to the spiral staircase is a TV room with sofa, armchairs, closet and 2 single beds.

A laundry room with washing machine, dryer and wash basin.

Bathroom with bathtub, bidet, toilet, sink.

Bedroom with double bed, bedside tables and single bed, dresser and space to hang clothes.

The **basement floor** can be accessed also from a separate entrance with external stairs.

A second unit is also on the ground floor. There is a kitchen equipped with induction cooktop, oven, microwave, kettle, coffee machine with capsules, fridge with freezer, table, chairs and sofa.

Bedroom with double bed, bedside tables, closet, small table, armchair.

Bathroom with shower, bidet, toilet, sink, towel warmer and hair dryer.

Climbing up the stairs leads to a **loft with a double bed**, bedside tables and closet. There is bathroom with shower, bidet, toilet, sink and towel warmer. From the loft there is access to a terrace with panoramic views of the hills.

Montelupone has 3.500 habitants, the center is about 2 km away. There is a supermarket with local products, a good restaurant, pizzeria, bar with home made ice cream. Montelupone is famous for artichokes and honey.

From 1961 each year during the first or second week-end of May there is artichoke festival.

At 2 km there is the abbey of San Firmano dated back to XIII° Century.

Nearby there is access to the "Ciclovía del Potenza" a bicycle and pedestrian pathway along the river.

Places of interest in the surroundings (30 km max):

- **Recanati** the native town of the poet Giacomo Leopardi. The famous "Colle dell' Infinito" is one of the hill visible from the property, 8 km
- **Macerata** and Sferisterio theater, town with international Opera Festival, 13 km
- **Porto Recanati** with the residence of Beniamino Gigli, famous opera singer and many beaches and restaurants, 14 km
- **Loreto** with the Holy House famous for the black Madonna, 16 km
- **Conero** Mountain with the famous beaches of Numana, Sirolo and Portonovo, 27 km

The closest Highway is A14, exit: Loreto-Porto Recanati, 18km from the property.

CLOSEST AIRPORTS:

Ancona Falconara 55 Km

Pescara Liberi 120 Km

Rimini Federico Fellini 145 km

Roma Fiumicino 281 km, is connected by a direct bus until Civitanova or Macerata, pick up available on request