Coldwell Banker Living Group
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Villa for Sell in Urbino - Area: Montecalende

Montecalende, Pesaro e Urbino, PU

730.000€



Contact info



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Description

CHARMING COUNTRY ESTATE WITH POOL, CENTURY-OLD OLIVE GROVE AND FLEXIBLE LIVING SPACES – 10 MINUTES FROM URBINO

Set among the rolling hills of Le Marche, in the Montecalende area and only 10 minutes from Urbino, this characterful country estate offers approximately **526 sq m of living space**, surrounded by around **7,000 sq m of enclosed land with more than 100 productive century-old olive trees**.
Immersed in peaceful countryside yet close to the city, the property is ideal for those looking for a substantial permanent residence, a second home in Italy or a family base for extended stays.
One of its greatest strengths is its **exceptional flexibility**. The house can be enjoyed as one generous family home, while its various internal and external entrances allow different areas to be used with greater privacy and independence — ideal for guests, adult children, home working or multi-generational living.
Extensively renovated in 2003, the property retains traditional features, fireplaces and a strong connection with the surrounding landscape, combining authentic character with generous, versatile interiors.

GROUND FLOOR – THE HEART OF THE HOME

The main living area flows through a series of connected spaces. A large reception room incorporates a dedicated dining area centred around an impressive stone fireplace, while extensive glazing on several sides brings in abundant natural light and creates a constant visual connection with the surrounding garden.
From the living room there is direct access to the garden area with the **large covered loggia**, creating an easy transition between indoor and outdoor living.
The spacious kitchen is connected to the dining room and features generous work surfaces, a central island and an informal dining area. It was designed by a previous owner, an Italian-American chef, who placed particular emphasis on cooking, hospitality and convivial living.
This floor also includes **three bedrooms, two bathrooms, a laundry room, storage and additional service areas**.
Two separate entrances — one serving the sleeping area and the other the kitchen side of the house — add further flexibility to the layout.

FIRST FLOOR – PRIVACY AND VERSATILITY

The upper floor is one of the most adaptable areas of the property. It is connected internally to the rest of the house but also benefits from independent external access, allowing several spaces to be used with greater autonomy.
It includes a sitting room opening onto a **large panoramic terrace with built-in barbecue**, two bedrooms, two bathrooms, a study with fireplace and both internal and external access, together with additional service space.
A further **double bedroom with en-suite bathroom has its own independent external entrance**.
This configuration is particularly suited to owners who wish to accommodate family and friends while preserving privacy, provide separate space for adult children, create a home office or studio, or adapt the house over time to changing lifestyle needs.

OUTDOOR SPACES

Approximately 7,000 sq m of enclosed land surrounds the property and includes an olive grove with more than **100 mature, productive olive trees**.
The garden offers several areas for outdoor living, while the covered loggia and first-floor terrace provide different settings from which to enjoy the landscape throughout the day.
The estate also includes a **swimming pool set within the grounds, currently requiring restoration**, with a dedicated bathroom and changing area, as well as **two garages, a cellar, boiler room and technical/service rooms**.

A HOME WITH ROOM TO EVOLVE

Thanks to its size, layout and multiple access points, the property offers unusual potential.
It can remain a substantial private family residence or be reorganised to provide more autonomous areas for relatives and guests, subject to the appropriate technical and planning approvals.
It also offers a new owner the opportunity to update and personalise the interiors while preserving the property's architectural character and its close relationship with the surrounding countryside.
For international buyers attracted by the Italian lifestyle but looking beyond Tuscany and the country's most established second-home destinations, Le Marche offers a fascinating alternative: Renaissance towns, rolling countryside, excellent food and wine and easy access to the Adriatic coast.

Urbino, a UNESCO World Heritage Renaissance city, is only 10 minutes away.

KEY FEATURES

- **Approx. 526 sq m of living space**
- **Approx. 7,000 sq m of enclosed land**
- **More than 100 productive century-old olive trees**
- **6 bedrooms**
- **5 bathrooms**
- **Swimming pool with bathroom/changing area, currently requiring restoration**
- **Large covered loggia and panoramic terrace**
- **Multiple internal and external entrances**
- **Fireplaces in several rooms**
- **Air conditioning**
- **LPG heating with supplementary electric system**
- **Electrical system with both 110V and 220V outlets**
- **Two garages**
- **Cellar and technical/service rooms**

LE MARCHE – A DIFFERENT SIDE OF ITALY

For those considering relocation, retirement, a second home or spending longer periods in Italy, this part of Le Marche offers a quieter and more authentic setting than many of the country's better-known destinations, while remaining well connected to central and northern Italy.

In 2025, **Italian cooking was inscribed by UNESCO on the Representative List of the Intangible Cultural Heritage of Humanity** — a particularly fitting reference for a home whose kitchen and living spaces were designed around hospitality, cooking and the pleasure of sharing time around the table.

GETTING HERE

The nearest airports to Urbino include Rimini, Ancona/Falconara and Bologna. Pesaro is the main rail gateway for Urbino, with connections along the Adriatic railway line.

Approximate distances from Urbino:

- Pesaro: 36 km
- Arezzo: 103 km
- Bologna: 177 km
- Florence: 178 km
- Rome: 270 km
- Milan: 388 km

For further information or to arrange a viewing, please contact us **Monday to Friday, 10:00–12:00 and 14:00–17:00 (Italy time)** on **+39 02 23185858** or by email at **living@cbitaly.it**.

We will be delighted to introduce you to the property and assist you in discovering whether it could become your home in Italy.

Coldwell Banker Living Group brings together professionals specialising in real estate brokerage, valuations, marketing, legal consultancy and technical advisory services, providing comprehensive support throughout the property purchase process.

Details

Property ID: CBI133-1846-162

Surface: 526.00 m²

Rooms: 10

Bathrooms: 5

Energy Class: G EP glnr: 494.83 kwh/m²

Bedrooms: 6

Property Features

Floor: Multi-story

Conservation status: Excellent

Current condition: Free upon deed

Surface: 526.00 m²

Rooms: 10

Bedrooms: 6

Bathrooms: 5

Kitchen: Habitable

Position: Residential area

Shower: Yes

Garage: Double

Garden: Private,

Fireplace: Yes

Swimming pool: Yes

Terrace: Present

Parquet : Yes

Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Train Station
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

Images



























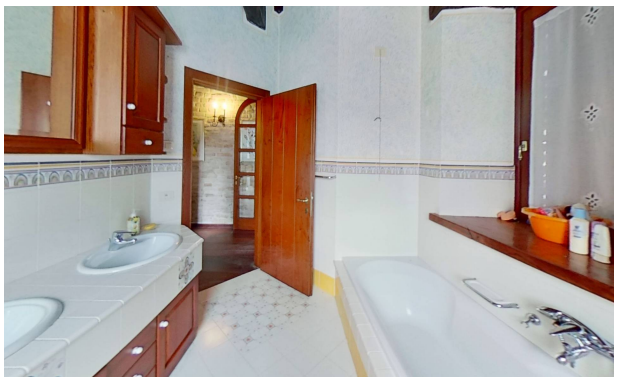
























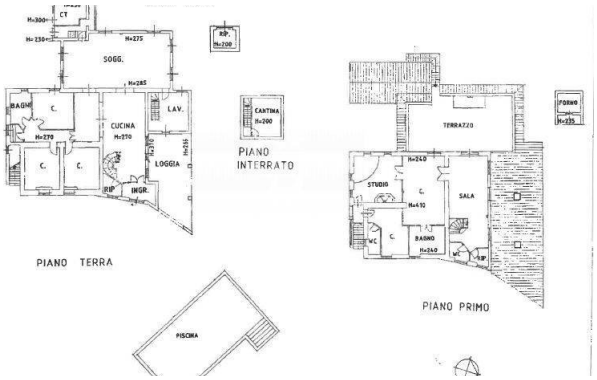


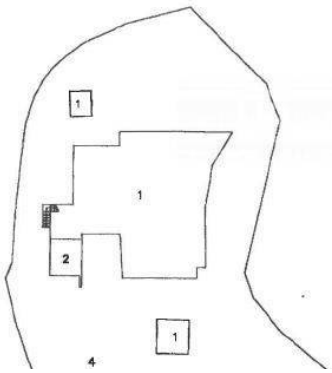


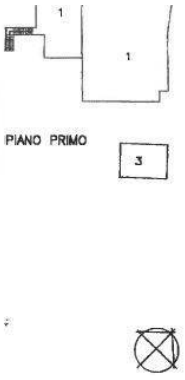


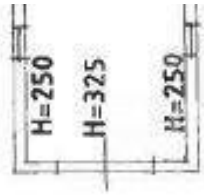




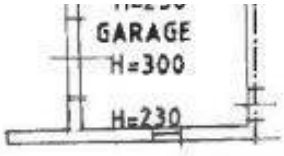









PIANO PRIMO



PIANO TERRA.