Le Marche

San Ginesio

Ref. 4224: Castello di Roccacolonnalta; a strategically important castle.
Asking Price: € 195.000



Description

From the forest, overlooking Pian di Pieca and the Monti Sibillini, rise the ruins of Castello di Roccacolonnalta. A strategically important castle for its location during the Medieval ages its architectural elements resembles that of the Krak des Chevaliers castle in Syria.

The castle is of rectangular base with twelve cilindric towers along its perimeters. Inside it's divided into a quadrangular keep opposite a residential wing.

History

The castle is believed to date back to the crusade period. In fact the first construction, that now is the base of one of the towers, dates back to the X century.

That what currently remains of the castle is believed to be a rebuilding of a first castle which was of the Conti Offini, owners of it from 1045. This first built probably was a tower with walls.

The definitive construction dates to the second half of the XII century by hand of the Brunforte family, Lords of Sarnano, to defend their properties that were in this area. Indeed the area bordered the municipality of San Ginesio which was in that period in fast territorial expansion. San Ginesio claimed ownership of the castle and soon after attacked it and partly destroyed it. The end of the ownership disputes came in 1330 when San Ginesio bought the castle.

Thus, from the second half of the XIV century and till the XV century the castle, strategically important for its position, was in the hands of the Varani, Lords of various towns among which San Ginesio. For over two centuries the castle was an important strategic and military element, till it lost its importance in the 1500.

Being the castle completely abandoned, in 1664 the municipality of San Ginesio authorized the use of its materials for the restoration of the Church of S. Maria di Pieca. Also, the closeby village of Rocca is made with materials of the castle. Additionally some parts of the castle were destroyed during the last war with artillery by soldiers to pass the time.

Opportunities

The dimensions of the castle are roughly 20 by 40 m and there are at least two floors (the third floor and maybe more has to be excavated or discovered!). Water can be supplied by a existing well on the land. The current owners are estimating that bringing in electricity will costs circa € 1.000. The access road is in need of improvement. However, because the castle is not a protected monument (although you still have to follow the regulations) there are amply opportunities to develop this unique castle in an attractive and very special commercial activity; hotel, restaurant, B&B, congress center, business centre etc. Your imagination is your limit. The castle's history will make it always an unique development.

Pictures



























Location & Details



(Map does not indicate the exact location of the property)

- Reference: 4224
- B&B/Agriturismo
- Restoration Project
- Panoramic View
- 30 km to Lake
- 45 km to Sea
- 5 km to Village
- Garage: Parking Space
- Guesthouse: To be realised
- Pool: To be realised
- Asking Price: € 195.000

- Floorspace: 1600 m^2
- SQM Plot: 10000 m^2
- Rental Potential: Good after renovation
- Condition of the Property: To be restored
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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