Le Marche

Tolentino

Ref. 6140: Tenuta Cristina is an exquisite and luxury agritourism estate with swimming pool for sale in Tolentino, Le Marche.
Asking Price: € 2.280.000

Description

Tenuta Cristina is an exquisite and luxury agritourism estate for sale in Tolentino, Le Marche. The property has breathtaking views of rolling hills and the Apennine Mountains. Set on 3.3 hectares of organically farmed land, this estate blends sustainable bio-architecture with modern comforts. With a large swimming pool, multiple residential units, and immense tourism potential, this property is perfect for a private retreat or a thriving hospitality business.

Property Features:

- Four Residential Units:
- Unit 1: 420 sqm across 3 levels, in an unfinished state, with 80 sqm of loggias.
- Unit 2: 240 sqm across 2 levels, unfinished, with a 60 sqm loggia and a 15 sqm terrace.
- Unit 3: 100 sqm, fully finished (Class A4 energy rating), featuring a living room with kitchenette, 3 bedrooms, and 2 bathrooms.
- Unit 4: 180 sqm across 2 levels (Class A3 energy rating), including a spacious living room/kitchen, 3 bedrooms, and 3 bathrooms, plus a 30 sqm loggia.
- Sustainable Bio-Architecture: Built with traditional stone and brick, complemented by eco-friendly materials such as X-LAM wood and toasted cork insulation, ensuring superior thermal efficiency (energy classes A3 & A4).
- Agricultural Land: 3.3 hectares of fenced, organically farmed land featuring an olive grove with 530 trees (350 "Coroncina" and 180 "Piantone" varieties), offering exceptional oil production potential.
- Luxury Swimming Pool: 15m x 6m pool with a 200 sqm natural stone solarium, pool house, covered area with hob, and a dedicated bathroom/changing room.
- Additional Features:
- Panoramic terraces and porticos with stunning views of medieval villages and mountain landscapes.
- Car park with 3 large shelters and a photovoltaic system generating 30 kW of power.
- CCTV system with 6 cameras for enhanced security.
- 50 m^3 underground rainwater collection tank for efficient irrigation.
- High-speed business internet connection.

Endless Potential: With the completion of Units 1 and 2, the estate could accommodate up to 25 guests across 7 self-contained apartments. Additionally, there is ample space to develop glamping and caravan areas, further expanding its agritourism offerings.

Prime Location:

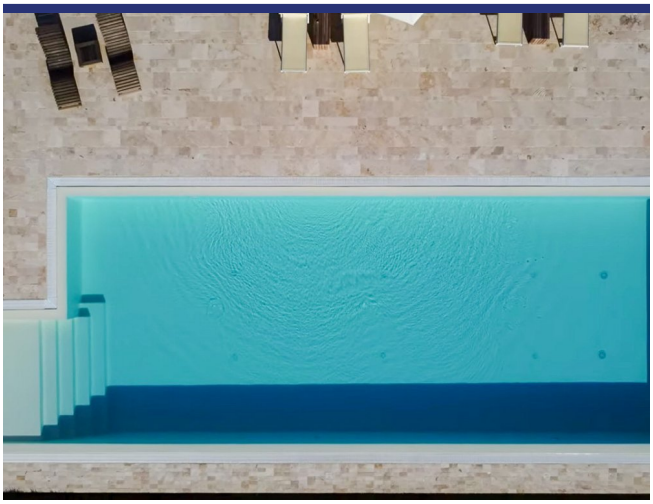
- Just 5 minutes from Tolentino's historic center.
- 35 minutes from both the Adriatic coast and the Apennine Mountains.
- Conveniently located near supermarkets, restaurants, and essential services (4 km away).
- Easy access to Ancona and Perugia airports (1-hour drive), Rome airports (2 hours 45 minutes).
- Close to natural attractions: lakes (15 km) and ski resorts (45 km).

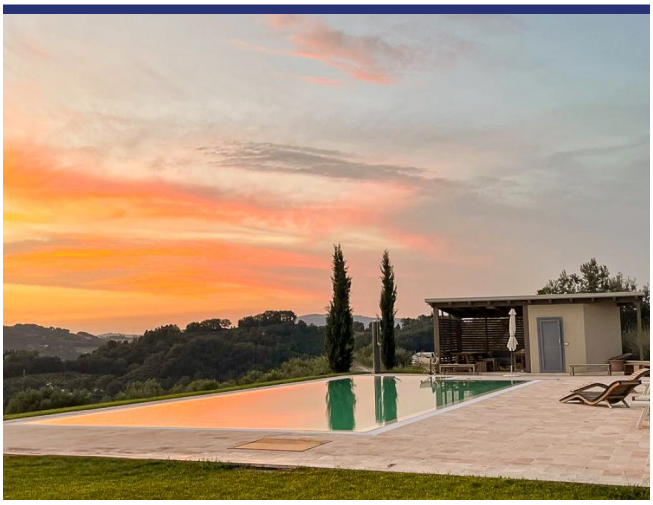
This remarkable estate seamlessly blends sustainable living with luxurious comfort and income-generating potential. Whether you're looking for a private haven or a flourishing agritourism venture,

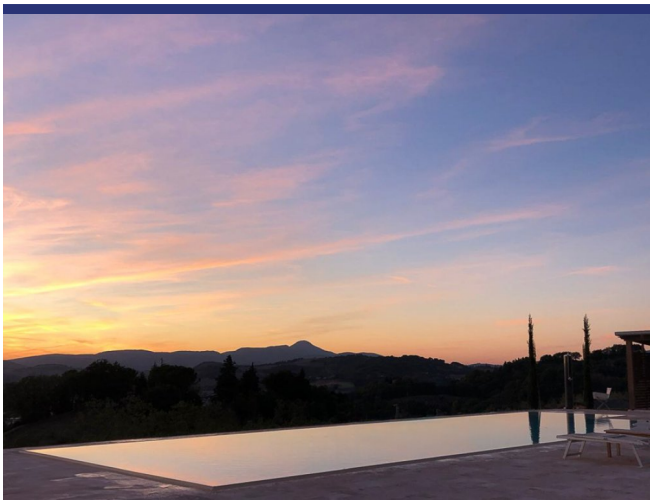
this property in Le Marche is a rare gem.

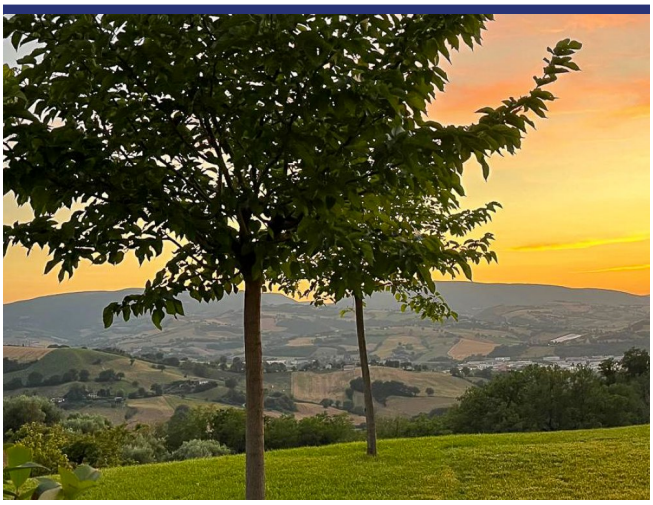
For further details and to arrange a viewing, contact us today!

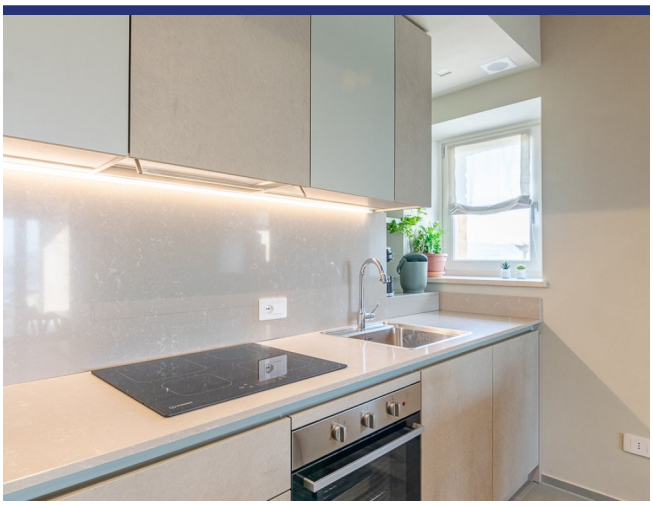
Pictures

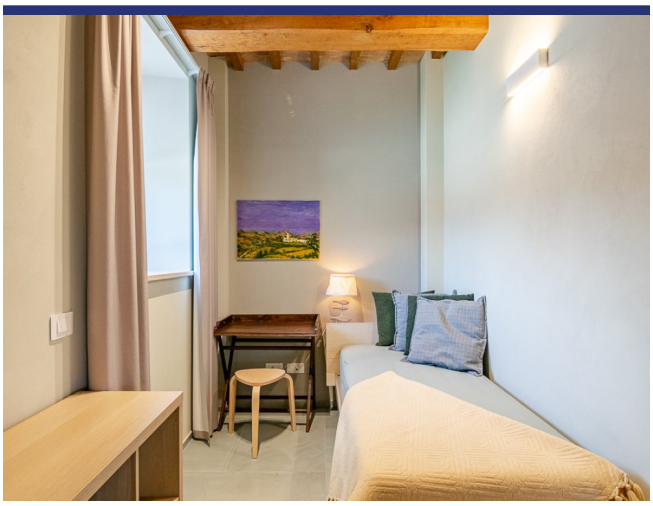


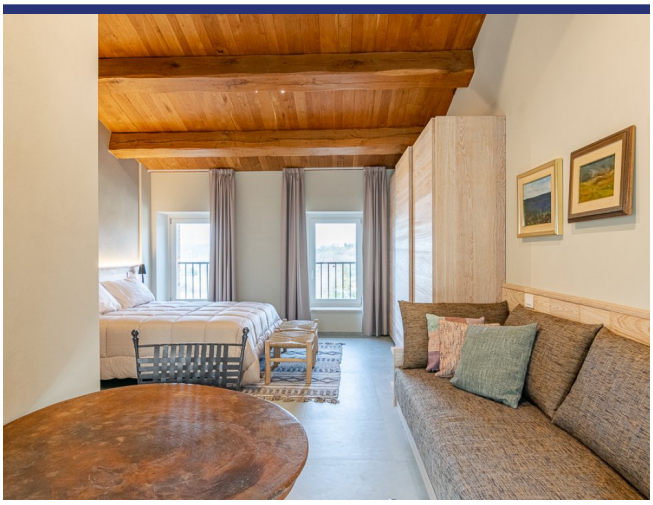


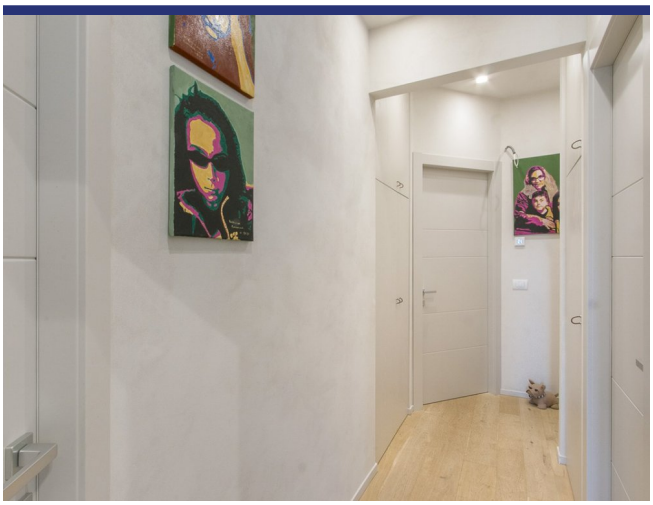


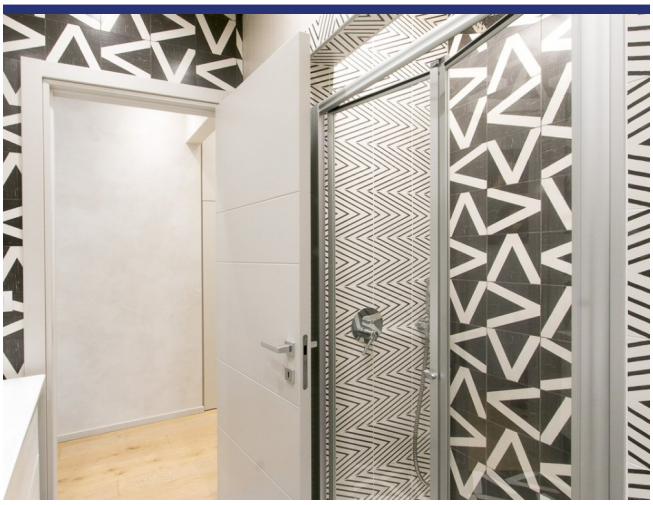


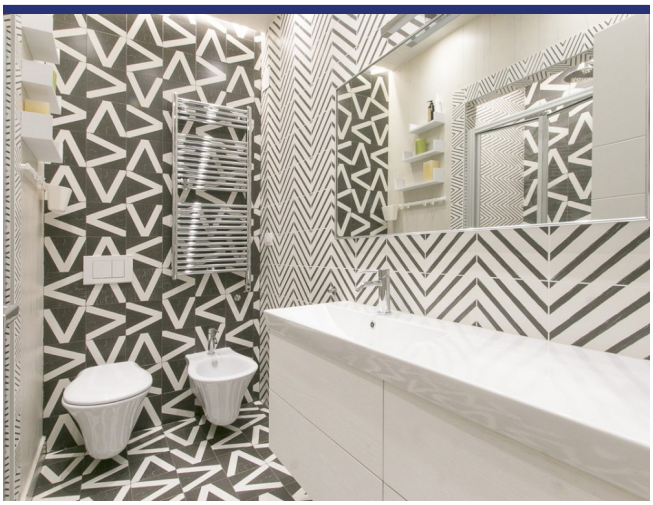


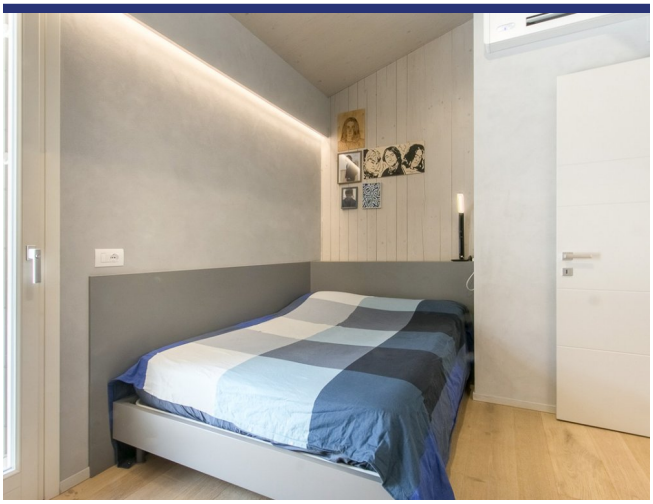


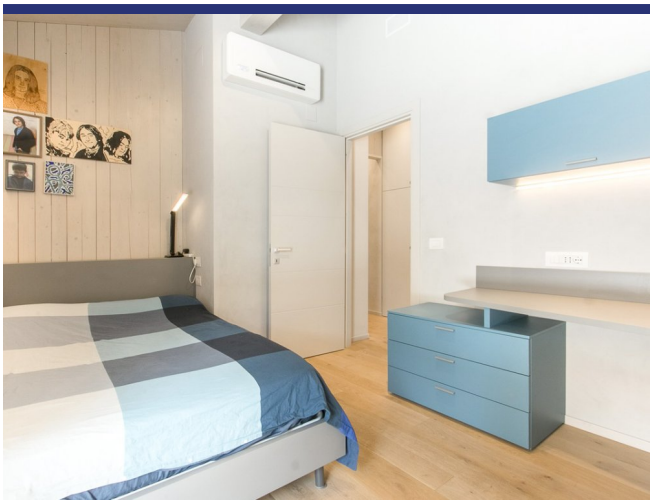












Location & Details

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

- Reference: 6140
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 40 km to Sea
- 5 km to Village
- Garden
- Terrace
- Airco
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 2.280.000

- Floorspace: 940 m^2
- SQM Plot: 40000 m^2
- Bedrooms: 13
- Bathrooms: 11
- Rental Potential: Very good
- Condition of the Property: Newly built
- 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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