

Property Class:

Fractional ownership

Property Price ( in € ):

€ 125,000

Location:

Montalto delle Marche

Description:

All of this for only €110,000. This is a Fractional Ownership property, a very modern and successful way to buy into a luxury holiday home. You purchase a 1/10th share in the property and get to use the house for 5 weeks every year.

Only ONE shares remaining, 90% sold through. Please contact us as soon as possible if you are interested in one of our remaining shares.

Appassionata is a boutique, family business.

We buy, restore, furnish and sell shares in luxury properties in Italy for a limited few. Ten owners share the home and all the running costs for five exclusive weeks each year.

Situated in the medieval hamlet (borgo) of Patrignone, Il Riposo is an elegant three-storey house, epitomising everything you'd imagine an Italian home to be. Blending into the very fabric of this beautiful hamlet, Il Riposo is aptly named, 'the Retreat', taking on the wonderful personality of this quiet, historic artists' colony that dates from the 15th Century.

This historic property dates back to the 12th century and has been carefully and lovingly restored by the Appassionata team of builders and artisans. The four double bedrooms and three bathrooms provide plenty of space to enjoy many years of entertaining family and friends and create wonderful memories. Facing east towards the Adriatic Sea the beautiful early morning sun washes over the terraced garden throughout the day.

Boutique and luxurious, family owned Appassionata Limited offers a simple way to own an overseas property for a fraction of the cost. Fractional Ownership allows a number of buyers to collectively own a luxury property, which is professionally managed and maintained. With over 40 satisfied owners they must be doing something right.

Appassionata's owners buy a 1/10th interest in their residence of choice, which allows five weeks residency each year. Appassionata's owners are investing in 'bricks and mortar' - an asset which can be passed on to family.

Benefits of Buying an Appassionata Property?

Buy the weeks you are actually going to use each year

Align your costs with your usage

Make a lifestyle investment to share with family & friends

Own a more luxurious holiday home than you thought possible

Share the annual running costs of the property

Own a fully furnished interior designed property

Have your holiday home managed and serviced

Start your holiday the minute you arrive

The 210 mq (2260sq ft) house is laid out over three floors with a discreet entrance at the 1st floor through a quiet, historic brick archway. The beautiful and surprisingly large entrance hall leads into a spacious, open plan dining room and kitchen with a balcony and steps into the terraced garden. There are breath-taking views from the kitchen, overlooking the garden and swimming pool to the open countryside beyond. Steps down to the large, elegant lounge draw you into a peaceful haven ideal for quiet reading in front of the fire, watching the TV if you find the time, or an ideal space for entertaining family and friends.

There is a surprisingly large and easily maintained beautiful terraced garden with open views to the rolling hills and medieval villages beyond. The swimming pool is on the lower terrace below a private wall providing

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ideal space for sunbathing and relaxing throughout the day. The steps to the upper terrace take you to an elevated position with outstanding views, where the large dining table is an ideal place to host meals with your loved ones, or to relax with a coffee and just enjoy the peace and tranquillity.

The main marble staircase leads you gently up to the main floor of bedrooms. Three of the four bedrooms are ideally situated on this floor, two with large king sized beds and one with matching, elegant antique single beds. The two bathrooms are spacious and luxurious. The en-suite bathroom boasts a free-standing roll top bath, large walk in shower with a hand-painted, marble topped double sink unit.

There is a fourth double bedroom, and a third bathroom down the sweeping staircase to the ground floor. This spacious bedroom is situated on a private floor and ideal as either a master bedroom or guest suite. The remnants of old brick vaults combine beautifully with the antique king sized bed and in-room roll top bath, creating a very romantic setting.

Called 'the Retreat' for good reason, the amenities and facilities of this place you will warmly call home are truly worth seeing. Our next fractional share is currently available for a one tenth, five-week share, at the price of £110,000\* pounds sterling.

Check out our property videos on youtube - please click or copy and paste this link to go to the video: <https://youtu.be/hBcWTIHr3wY> , or take our amazing 360 virtual tour of the property <https://360.ht/iframe/REZWPTE>

#### The Advantages of Fractional Ownership:

Why pay 100% of the cost for 10% of the time when you can pay 10% of the cost for 100% of the time!

Lifestyle purchase - Excellent alternative to outright ownership

Economic sense - a fraction of the whole ownership cost and upkeep

Capital appreciation - bricks and mortar with proven positive returns

Asset - Easy to pass on to future generations

Simple re-sales - Proven future flexibility to sell

Property management- Peace of mind - developers are also managers

Year-round community - It's just like coming home

Location - Breath-taking and a future selling point

Appassionata was born from the hearts and minds of successful entrepreneur Michael Hobbs, his wife, established interior designer, Dawn Cavanagh-Hobbs and their family. They created this business as a way of sharing their love of Italy with a discerning and select group of people. Travelling to the beautiful Le Marche region of Italy in 2004, Dawn and Michael discovered a combination of un-spoilt countryside, sea, mountains and an incredible quality of life - they instantly knew that they had found a part of the world that they wanted to call home.

On average, a holiday homeowner will only use their property for 40 separate nights but will pay for the entire year. Appassionata created their model to offer a true solution to holiday home purchasers who want to own the weeks they are actually going to use, without the stress of having to look after and maintain the property, giving their owners the time to connect deeply with the environment and culture of real Italy.

\*All our prices are in GBP £, subject to regular review and will increase over time.

#### Property Tags:

Garden

Swimming Pool

Terrace

Less than 30min from Train Station

Less than 1h from Ski

Less than 1h from the Sea

Less than 2h from Airport

Address:

Via Bonfini Desiderio 1-3, Patrignone, Montalto Delle Marche, 63068 (AP)

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Postal Code:

63068

Location:

This lovely borgo has a wonderful history dating back to the 13th century when an 'enormous' miracle was alleged to have taken place in the village.

Built on a rock surrounded by two gorges in the 12th century the borgo is famous for its church tower and small picturesque narrow lanes. At 250m above sea level the views are spectacular.

During the 15th and 17th centuries Patrignone was an important cultural centre. The painters Martino and Giacomo Bonfini, Francesco and Giacomo Agnello as well as the sculptor Desiderio Bonfini were famous artists based in the village. In 1486 Antonio Bonfini was appointed as historian to the Hungarian court of King Mattia Corvino.

The history and culture of the borgo can be felt as you walk through the cobbled streets and view the lovely array of brick homes, churches, Palazzo and small castle in the lower piazza, adjacent to Il Riposo. With only 150 year round residents and 400 in total, this is definitely a retreat to savour.

The small bar/café/restaurant 'Antico Taverna Il Mattino dei Maghi' is a short walk away and a lovely venue, with fresh homemade dishes. A supermarket is also an easy walk through the village and has a full range of lovely fresh produce to create amazing home made dishes.

Il Riposo is situated in a prominent position at the beginning of Via Bonfini Desiderio with open views across the rolling hills towards the Adriatic sea. Only 20 minutes from the coast at Grottammare and 30 minutes to the Sibillini mountains, you will be ideally positioned in this beautiful part of Le Marche.

Patrignone is a frazione of Montalto delle Marche, a beautiful medieval town 3 minutes drive up the hill. Montalto is famous for being the home of Pope Sisto V, elected Pope in 1585 he made Montalto a Papal State during his reign.

The village has a cathedral in the historic centre dating back to 1587 built by the first Bishop of Montalto.

In 1880 Bishop Aronne had the famous artist 'Luigi Fontana' paint the interior of the Cathedral with beautiful fresco's, taking over 5 years this has made the Cathedral one of the most admired in Le Marche.

Montalto has a number of bars, shops, a pharmacy, restaurants and a bank; all within easy reach.

Property Condition:

[Furbished](#)

[Habitable](#)

[Refurbished](#)

Condition:

Il Riposo dates from the 12th Century and has been fully restored and renovated. The engineering is to the highest standards available, incorporating all anti-seismic features. The project has been overseen by Ing. Vitale Grisostomi, famous for his historic building restorations. The house has been beautifully furnished, all designed and created by Interior Designer Dawn Cavanagh-Hobbs.

Square Meters ( m<sup>2</sup> ):

210

Rooms:

12

Bedrooms:

4

Bathrooms:

3

Year of Construction:

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2016

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