

Bello Rustico Real Estate Italy I. Sillober, Südstr.1, 82008 Unterhaching, Tel/Fax Italy +39 0731 62600
Germany +49 89 6111609, www.sillober.com

Dear prospective customers

Looking for a rustico with stunning view to restore? A luxurious county home with period details? A large farm house, big enough to suit all your needs?

Maybe we have got the right property for you. At any given moment, we have got 20 to 30 carefully selected properties in our online catalog right at the heart of Italy in the Le Marche region. We offer Italian real estate in all price ranges, especially around Senigallia, Archevia, Cornaldo and Jesi, the area we are living in.

We are happy to help you arrange a trip here, give us a call in Italy (+39-0731-62600) or Germany (+49-89-6111609) and we can recommend cosy hotels and nice restaurants in our area. Since we speak Italian, German and English, we can help you out with language difficulties.

Take a look around our web site and see if have got the right property for you:

Our news page informs you about our current offers and highlights of our catalog. Every month we select one stunning object as our dream house of the month. We have been around for 10 years, so we know our business and our region well: Just contact us to find out more or have a look at our website at www.sillober.com Even after buying your house, we are happy to help you with Italian bureaucracy, workmen and lawyers

Looking forward to hearing from you!

Yours sincerely
Oswald Sillober



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Recommendable 3 star hotels in our area:

Senigallia:

Hotel Massi
Giardini Morandi 11
I- 60019 Senigallia

Tel. 0039/071/7927228
Fax. 0039/071/7923718

Hotel Azurra
Via la Spezia
I- 60019 Senigallia

Tel. 0039/071/7926464
Fax. 0039/071/7925644

Corinaldo:

I Tigli
Via del Teatro 31
I-60013 Corinaldo

Tel. 0039/071/7975849
Fax. 0039/071/7975856

Ostra:

Al Circolo Ippico
Frazione Vacarile
I-60010 Ostra

Tel. 0039/071/7986943

Object number : 2-46

Electricity Water: Material: brick

Living space: 220 m², capanna 30 m²

approx. size: 14,9 m x 7,8 m

Area: 1.100 m² (incl . private road)

State of repairs:

A sound house but in need of a full restauration. On the ground floor a large and a small storage room with wood beams, on the first floor 4 bedrooms, a hall and a kitchen.

Surroundings:

Very quiet hill location with great vista on a short private road.

Distance to the sea: ca. 20 km near Senigallia

Nearest shops: ca. 3 km

Price: **115.000 €**



Object number: 2-52

Electricity: yes Water: yes Material: brick

Living space: ca. 180 m², annex ca. 40 m²,

approx. size: 10 m x 9,50 m

Area: 1.000 m² or 9800 m²

State of repairs:

In really good and sound state of repairs, fully restored. Upstairs three bedrooms, kitchen and bath. On the ground floor there are two rooms ready to move in, two more are waiting for a conversion. Private well with water all year round.

Surroundings:

Valley location right at the banks of a stream, little forest right at the river. Neighboring house is attached to the back

Distance to the sea: ca. 16 km near Senigallia

Nearest shops: ca. 1 km

Price: **203.000 € with 1000 m²**
185.000 € with 9800 m²



Object number: 2-53 page 1 of 3

Electricity: yes Water: yes Material: stone

Living space: Ca 150 m², capanna 25m²

approx. size: gr. fl. 15,5x6,5m, 1st fl. 12x6,5m, terrace 6,5x6,5m

Area: 1.5 ha with 120 oak trees with truffles injections

Very good state of repairs, fully restored with cotta floors and beautiful wood beamed ceilings. On the ground floor 2 large living rooms and a kitchen/dining room and toilet. 1st floor 3 bedrooms, nice bathroom and a wardrobe. Basement with 20m² wine cellar. Most of the 1.5 hectare around the house is occupied by the oak/truffles plantation which can be harvested soon.

Surroundings:

Very beautiful location in a group of 3 houses with a beautiful, large terrace with a stunning view of the surrounding hills. Good access road.

Distance to the sea: ca. 45 km near Senigallia

Nearest shops: ca. 6 km

Price: 250.000 €

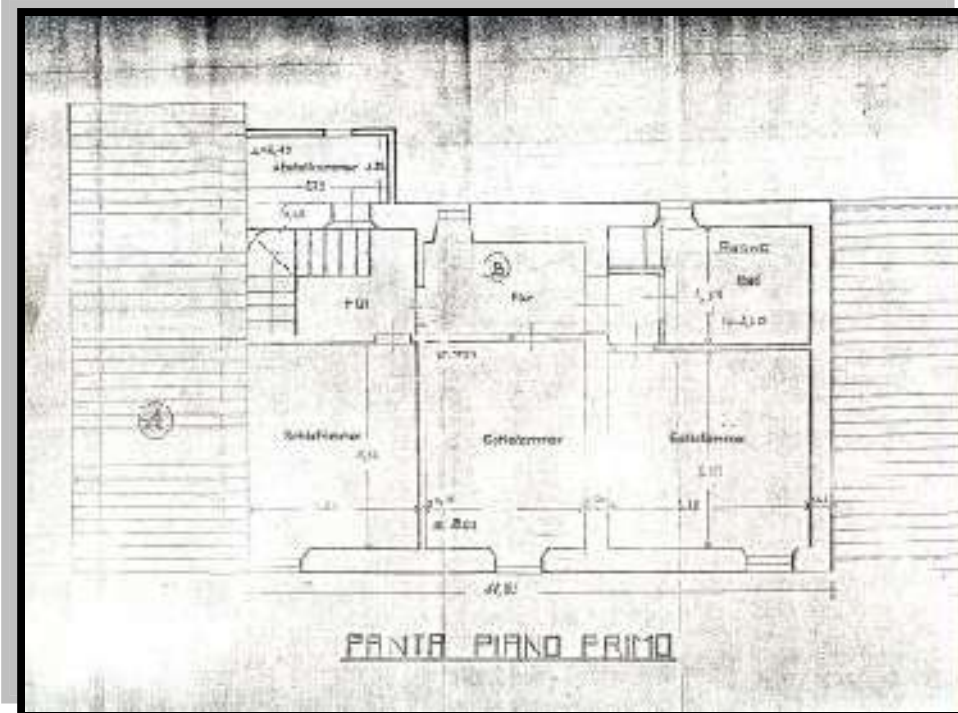
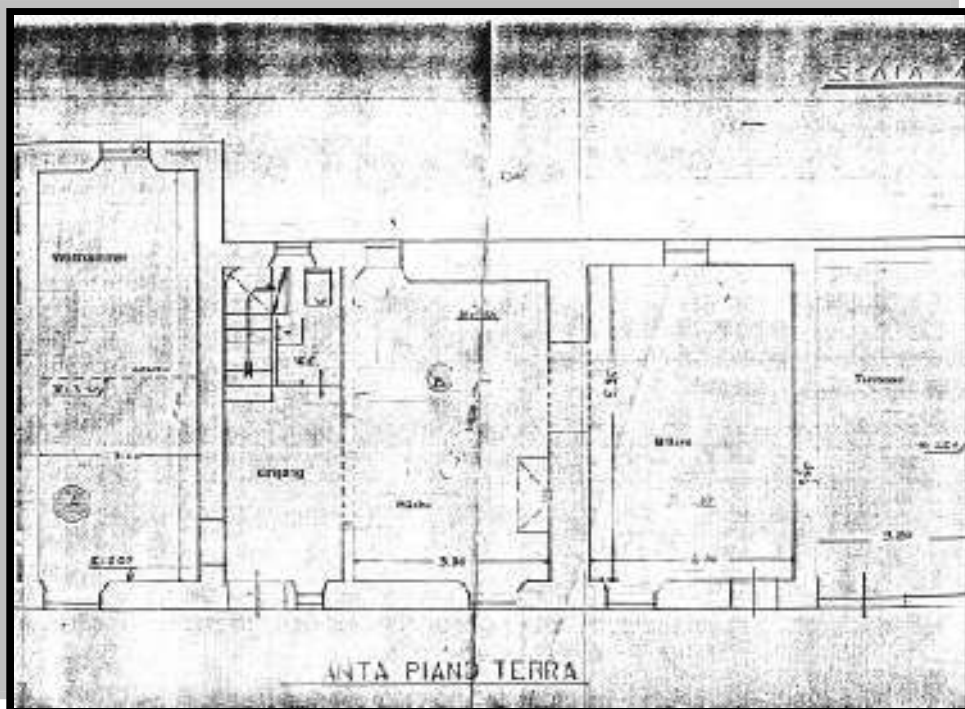


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Price: **250.000 €**

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Price: **250.000 €**

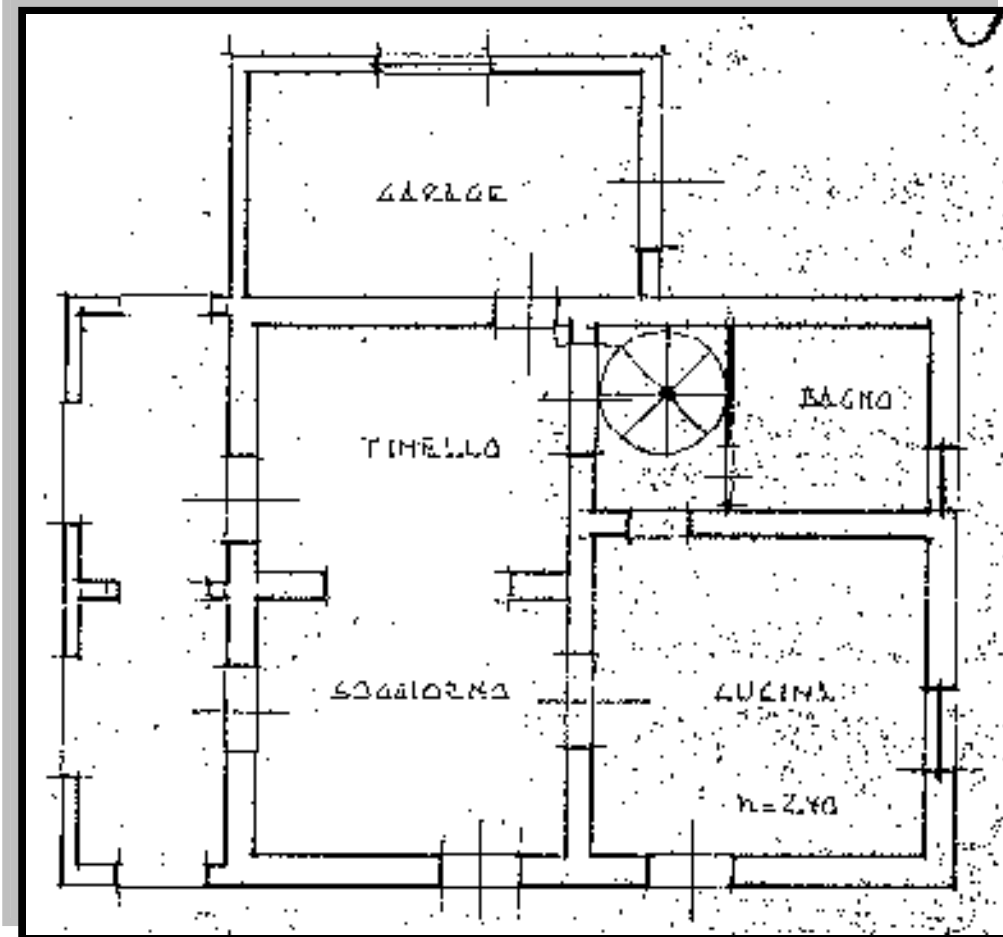
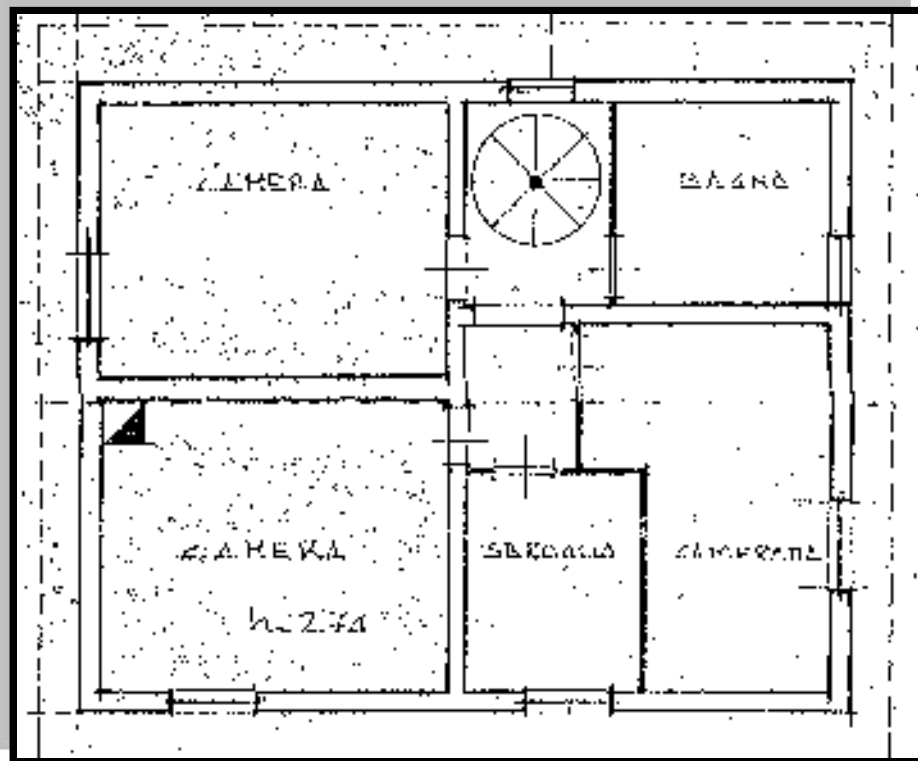
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Price: **195.000 €**

Object number: 2-55 page 3 of 3



Price: **195.000 €**

Object number: 3-10

Electricity Water Material: brick

Living space: 260 m², annex 144 m²

approx. size: 14 m x 9,5 m, annex 8 m x 18 m

Area: 3000 m²

State of repairs:

Solid substance, including the beautiful wood beams but in need of a full restoration.

Surroundings:

Semi-hill location with marvellous view of the hills and the nearest hamlet.

Distance to the sea: ca. 22 km near Senigallia

Nearest shops: ca. 4 km

Price: **155.000 €**



Object number: 3-15 page 1 of 5

Electricity Water Material: Brick

Living space: 330 m²

Approx. size: 18,9m x 8,9m

Area: ca. 6000 m²

State: Very good state of repairs, fully refurbished with period details cotta floors, wood beams and central heating., German ownership. In all 3 flats with separate entrances and private terraces and gardens. Big flat 1: huge living room with kitchen and fireplace on the ground floor and a bathroom, upstairs 2 bedrooms with private bathrooms. Small flats 2+3: living room/kitchen on the ground floor, upstairs 2 bedrooms with private bathrooms each.

Surroundings: Fantastic hill location with a beautiful vista of the surrounding hills, vineyards and neighbouring villages, surrounded by pine and olive trees.. Absolutely quiet with a perfect access road

Distance to sea ca. 20 km at Senigallia

Shopping: ca. 5 km (Ostra and Ostra Vetere)

Price: **495.000 €**



Object number: 3-15 page 2 of 5



Price:

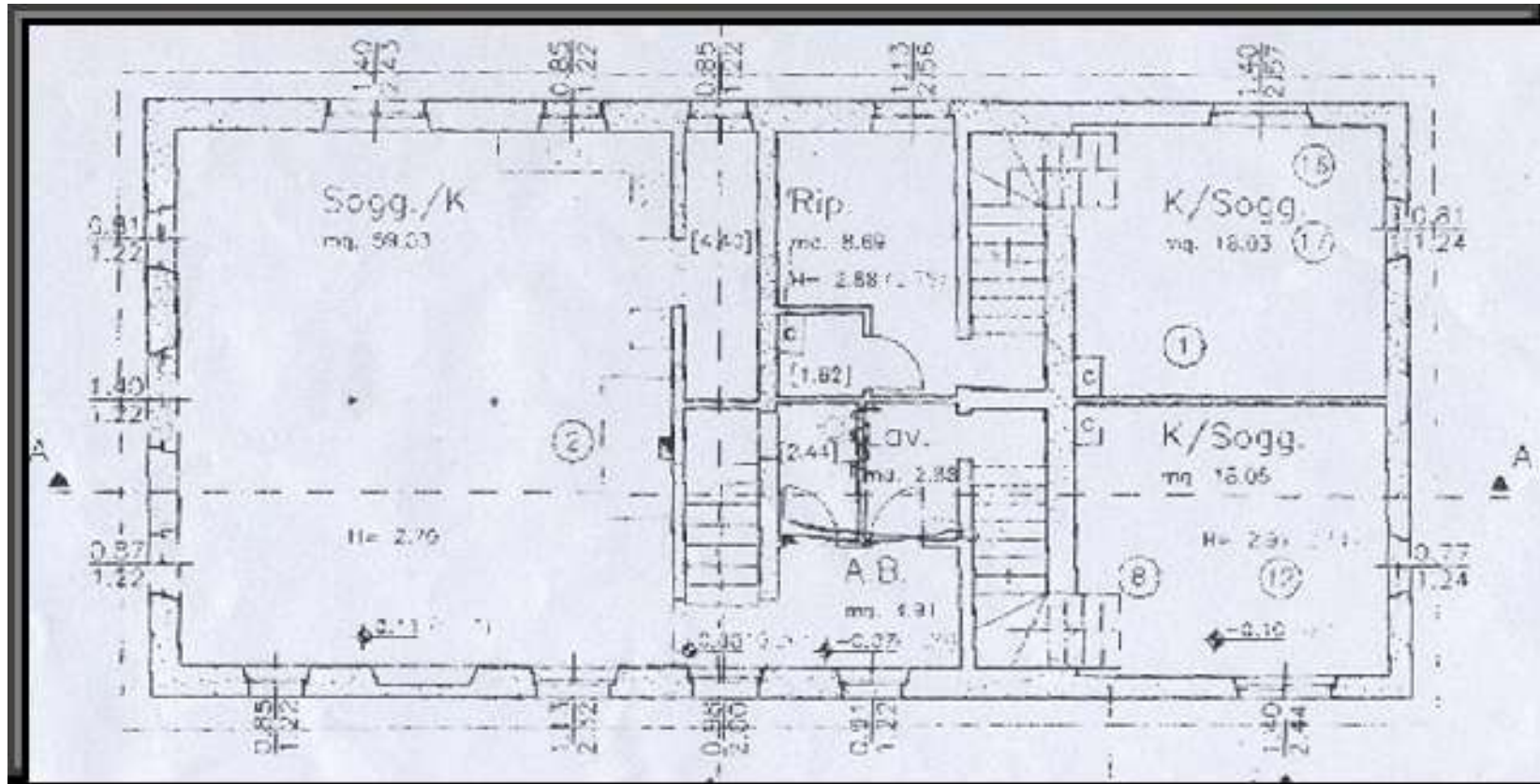
495.000 €

Object number: 3-15 page 3 of 5



Price: 495.000 €

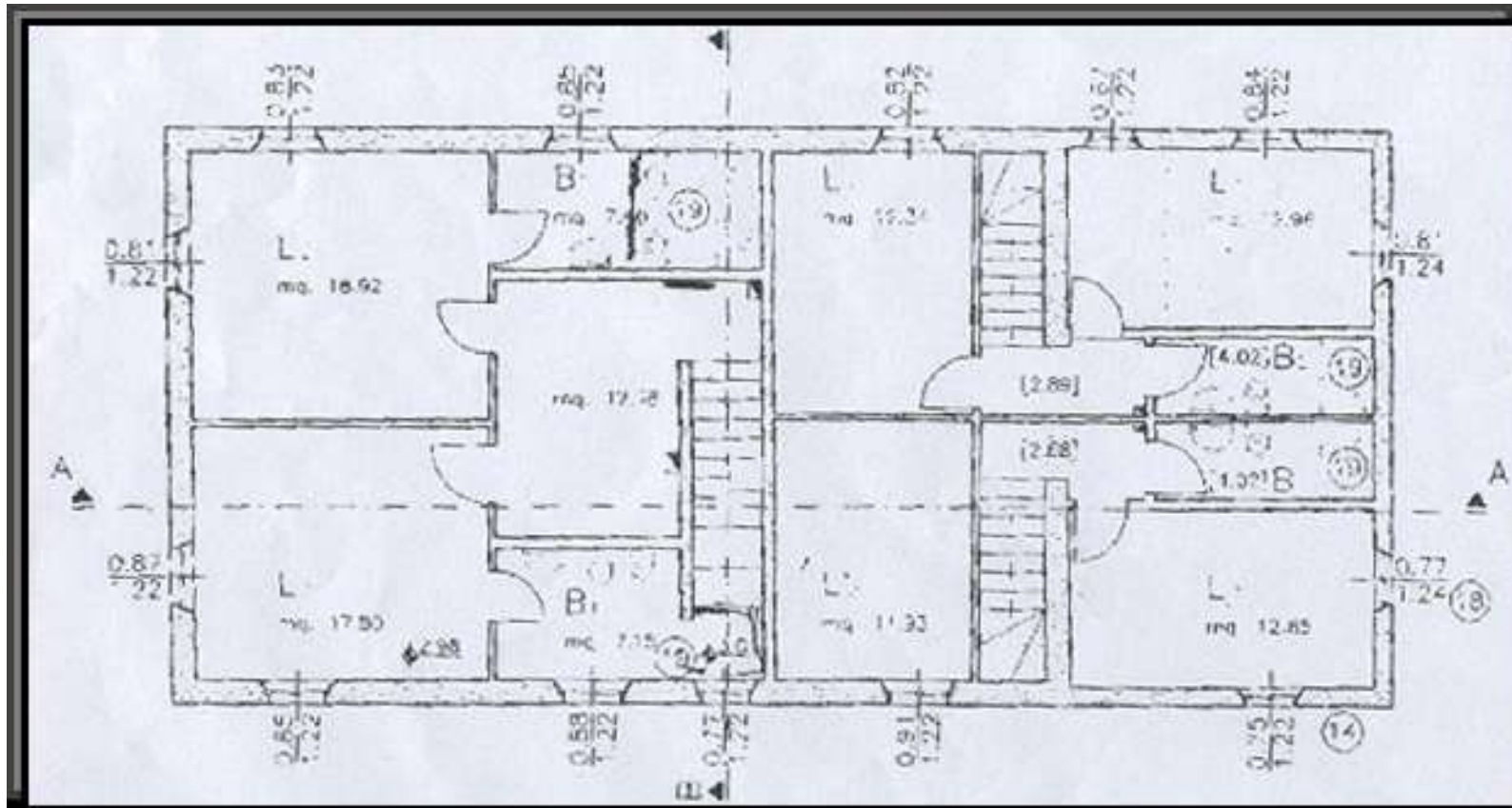
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Price:

495.000 €

Object number: 3-15 page 5 of 5



Price: **495.000 €**