

Belvedere Ostrense – Marken

## Prestigious 1613 Convent of St. Francis nestled in the hills of the Marche region

Property ID: IT252942176



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PURCHASE PRICE: 400.000 EUR • ROOMS: 40 • LAND AREA: 1.500 m<sup>2</sup>

Property ID: IT252942176 - 60030 Belvedere Ostrense – Marken

- At a glance
- The property
- Floor plans
- A first impression
- All about the location
- Contact partner

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252942176 |
| Rooms                | 40          |
| Bedrooms             | 30          |
| Bathrooms            | 30          |
| Year of construction | 1613        |

|                       |                        |
|-----------------------|------------------------|
| Purchase Price        | 400.000 EUR            |
| Commission            | subject to commission  |
| Total Space           | ca. 700 m <sup>2</sup> |
| Condition of property | Needs renovation       |

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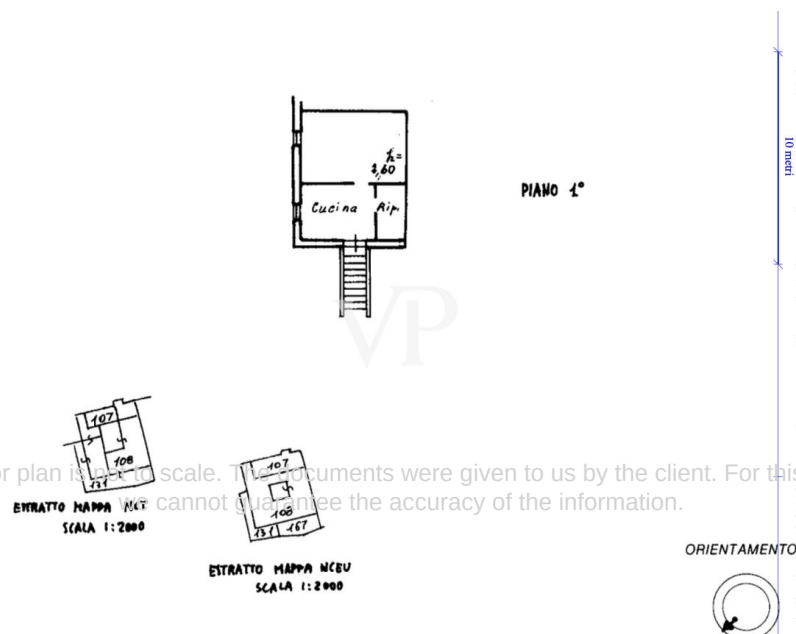
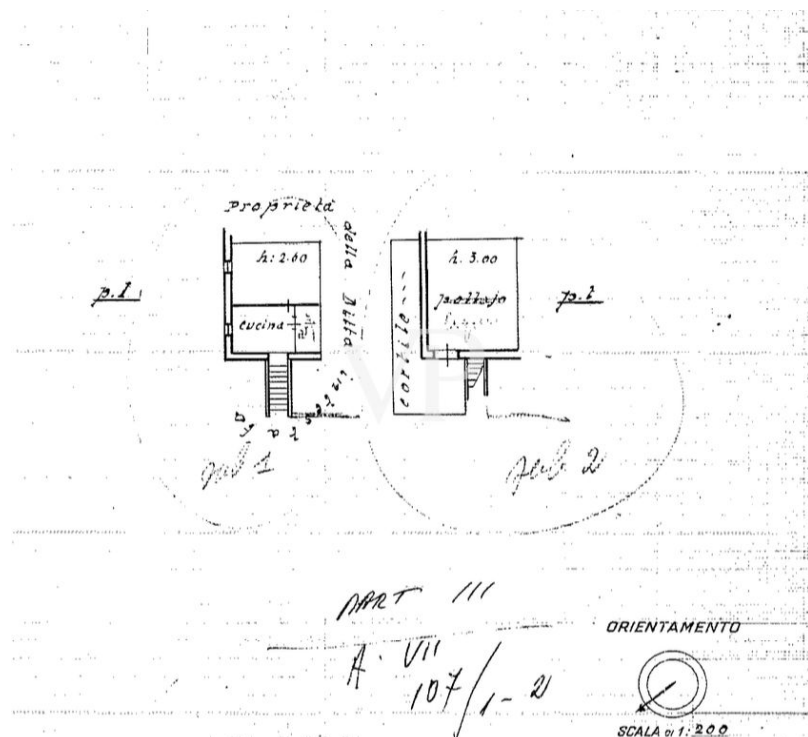


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## The property



## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Belvedere Ostrense (AN) | Covered area: 1,500 m<sup>2</sup> | Price: € 400,000

In the heart of the rolling hills of the Marche region, among vineyards, olive groves and fragrant truffle plantations, stands a timeless place: the Convent of St. Francis, a monastic complex built in 1613 and today in search of a new life. Located in the municipality of Belvedere Ostrense, in the province of Ancona, this ancient Franciscan convent represents a rare opportunity for those who wish to combine historical value, scenic beauty and contemporary design.

The convent stands on the top of the hill called Monte della Serra, in the locality of Madonna del Sole, about 300 meters above sea level, in a dominant and panoramic position, with splendid open views of the Catria and San Vicino mountains and the Adriatic Sea.

A building of great historical and architectural value.

The complex, built thanks to the will of Taddeo Verri, the last heir and survivor of the noble Verri family, witnesses a gesture of profound generosity. Left without descendants, Taddeo earmarked part of his estate for the construction of this convent, entrusting it to the community of the Reformed Friars Minor.

The structure has a four-sided floor plan and still retains its original cloistered layout, although, after the departure of the religious, it was used for a period as a civilian residence. The heart of the convent is a fascinating central cloister, bordered by columns and arches that are still intact, which collects rainwater in a large underground cistern, from which an ancient tunnel also starts, connecting the complex to the village below.

The property covers about 1,500 sq. m., spread over two floors (plus a third level in a rear section) and includes: the remains of the ancient church, with two walls still standing and cubature entirely recoverable.

It includes the monastery with cells, refectory, storerooms, oven and basement, the recently restored bell tower with copper roofing. The property is completed by the cloister, white stone channel and central well.

Cadastrically, the property is divided into 11 A/5 housing units, one A/6 unit and the church area.

### FLEXIBLE USES AND PUBLIC INCENTIVES

The Municipality's Master Plan provides for the property's unrestricted use, with ample opportunity for conversion into:

- ?? Private residence
- ?? Accommodation facility (B&B, agritourism, albergo diffuso)
- ?? Restaurant or event center
- ?? Cultural, artistic, professional or wellness spaces

The property is classified in Subzone A2 - historic buildings of interest, and can be subject to ordinary maintenance, extraordinary maintenance and conservative rehabilitation, without increase in volume, with the possibility of change of use also towards tertiary, commercial or service functions.

Thanks to the protection of the Superintendence of Architectural Heritage of the Marche, there is also a non-refundable public contribution equal to 35 percent of the restoration costs, disbursed by the Ministry of Cultural Heritage according to the progress of the work.

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## All about the location

The location is strategic and easily accessible.

Despite its reserved and contemplative atmosphere, the convent is well connected to the main communication routes:

- 20 km from the sea and the lively city of Senigallia
- 25 km from Ancona-Falconara airport and the highway
- 35 km from the port of Ancona
- 60 km from the famous Frasassi Caves
- 80 km from Urbino, 100 km from Rimini and the Republic of San Marino.

The surrounding area is characterized by a high quality rural economy and a growing tourist interest related to typical local products. Of particular note is the production of the renowned Lacrima di Morro d'Alba wine and the strong truffle vocation, which finds maximum expression in Acqualagna, among the most famous Italian centers for white and black truffles.

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## Contact partner

For further information, please contact your contact person:

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