



## Detached villa on the Ionian Riviera of Calabria in Villapiana - Italy



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 405,856.58

### Standort

Land:	Italien
Staat/Region/Provinz:	Kalabrien
Stadt:	Villapiana
Postleitzahl:	87076
Veröffentlicht:	19.11.2025

### Beschreibung:

Detached villa on the Ionian Riviera of Calabria in Villapiana - Italy

This attractive detached villa is for sale in a quiet and well-kept residential area, spread over two spacious levels and ideal for one or two families. The property impresses with its versatile room layout, numerous outdoor areas and a high level of living comfort.

### First floor:

The entrance area opens onto a cosy living room with adjoining cooking area, which forms a harmonious center of daily life. From here you enter the sleeping area with two bedrooms and a bathroom. The space on offer is complemented by a practical "cantina", ideal as a storage, utility or hobby room, as well as a covered portico, which offers additional outdoor living and recreation space.

### Second floor:

The upper floor presents itself with a spacious and light-flooded living room that offers a variety of design options. A separately accessible, fully equipped eat-in kitchen creates ideal conditions for sociable cooking and dining. Two further bedrooms and two bathrooms ensure a high level of living comfort and plenty of privacy. This floor is rounded off by spacious outdoor areas, including a beautiful terrace area and several balconies that offer charming views of the surrounding area.

Overall, the villa impresses with its functional and well-structured floor plans, which allow flexibility for different living requirements - whether as a spacious single-family home, a two-family solution or a combination of living and working.



The following agricultural plots can also be purchased as an option:

1) Oliveto - approx. 2.37 ha

A well-kept plot of land, completely planted with olive trees, extending over around 2.37 hectares. The land is ideal for high-quality olive oil production or as a scenic addition to an agricultural estate.

2) Seminativo - approx. 1.75 ha

A versatile arable land of approximately 1.75 hectares, currently intended for the cultivation of high-yielding field and green crops. The nature of the soil allows for various uses and offers optimal conditions for sustainable cultivation.

3) Aranceto - approx. 1.78 ha

A beautifully landscaped citrus grove with an area of around 1.78 hectares, planted with high-yielding orange trees. The location and soil quality promote excellent fruit production and make this plot particularly valuable for agricultural investment.

9045 Real Estate is an independent boutique agency based in Germany with a network of partners - specialized in exclusive real estate and tailor-made advice.

Villapiana - An up-and-coming coastal town on the Ionian Riviera of Calabria

Villapiana, located in the province of Cosenza, is one of the most charming and dynamic towns on the Ionian Riviera of Calabria. The municipality, which is divided into Villapiana Lido, Villapiana Scalo and the historic Villapiana Centro, combines the authenticity of a traditional southern Italian coastal town with modern infrastructure and a constantly growing tourist attraction.

The coast of Villapiana is one of the most beautiful and extensive beaches in the entire region: fine, golden sand, gently sloping, crystal-clear water and wide pine groves create a Mediterranean landscape that delights both families and nature lovers. The bathing quality has been excellent for years, which is why the beaches regularly receive awards.

The historic center of Villapiana Centro is slightly elevated above the sea and impresses with its winding alleys, old stone houses, historic churches and impressive views of the coastline and the Sila Mountains. The centuries-old history of the town, which dates back to ancient times, can be seen here: the area was originally part of the Greek settlement zone "Magna Graecia", which still shapes the cultural heritage of the region today.

Villapiana has excellent transport connections:

- Direct access to the SS106 highway
- Villapiana-Trebisacce train station with regional and national connections
- Lamezia Terme and Bari airports are easily accessible
- The port of Corigliano-Rossano is only a few kilometers away

Villapiana has experienced strong growth in recent years, particularly in the tourism, second homes and vacation property sectors. New beach promenades, modern residential complexes, restaurants, beach



clubs and sports facilities - including water sports, cycle paths and nature parks - increase the quality of life and make the town increasingly attractive for both holidaymakers and investors.

The Mediterranean climate with over 300 days of sunshine a year, the excellent regional cuisine and the relaxed lifestyle of southern Italy underline the high quality of life that Villapiana has to offer.

Villapiana today stands for:

a perfect combination of sea, nature and culture

stable value development in the real estate sector

a quiet, safe environment with a high quality of life

a region with great tourist potential

All information is subject to change, non-binding, without guarantee and based on information provided to us by our client. We assume no liability for completeness, correctness and up-to-dateness. We reserve the right to intermediate mediation.

We would like to point out that, in the event of success, our activity will result in a brokerage commission and/or a commission for the provision of evidence. In the case of sale, the commission is 4.00% plus VAT of the notarized purchase price. Our general terms and conditions apply.

## Allgemein

Fertige m<sup>2</sup>: 376 m<sup>2</sup>  
Grundstücksgröße: 1000 m<sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/HOHM-T222/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T222/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 11675

