



## Unique villa with sea views and walking distance to the beach in Tortoreto Lido - Abruzzo



### Στοιχεία μεσίτη

|                  |  |
|------------------|--|
| Όνομα:           | ArKadia  |
| Όνομα εταιρείας: |  |
| Χώρα:            | United Kingdom   |
| Τηλέφωνο:        |  |
| Languages:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Στοιχεία καταχώρησης

|              |                  |
|--------------|------------------|
| Ακίνητο για: | Πώληση           |
| Τιμή:        | USD 1,020,934.64 |

### Τοποθεσία

|                        |            |
|------------------------|------------|
| Χώρα:                  | Italy      |
| Νομός/Περιοχή/Επαρχία: | Abruzzo    |
| Πόλη:                  | Teramo     |
| Ταχυδρομικός κωδικός:  | 64018      |
| Δημοσιεύθηκε:          | 12/08/2025 |

### Περιγραφή:

Unique villa with sea views and walking distance to the beach in Tortoreto Lido - Abruzzo

The property comprises a plot of 1000 m<sup>2</sup> surrounded by a Roman-style amphitheater with breathtaking views, a 690 m<sup>2</sup> villa (including terrace), a small guest or staff apartment, an outdoor bathroom, a planned swimming pool and a small outdoor kitchen.

Due to its beauty and uniqueness, the property is suitable both as a residence and as a venue for restaurants or ceremonies. The property was renovated in 2016 and is characterized by its special details and characteristic appearance. The renovation included the consolidation of the entire structure with reinforced concrete, making the property not only indestructible but also super energy efficient (class A3).

The villa is spread over three floors:

The first floor (250 m<sup>2</sup>) is still unfinished and offers the opportunity for customization. Here there is also an unfinished swimming pool with reinforced barrel vaults, characterized by a delicate bridge and romantic elements such as stained glass windows overlooking the amphitheatre.

The second floor (220 m<sup>2</sup>) consists of a light-flooded corridor with sea views, a modern cooking island, Carrara marble flooring and three double bedrooms with two bathrooms.

The second floor is a 220 m<sup>2</sup> terrace with enchanting views, ideal for dinners, parties or summer celebrations.



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The villa is unique and versatile. Included in the price is a further plot of land (2200 m<sup>2</sup>) with 30 olive trees, which can be used as an outdoor parking space.

Distances:

- + sea 5 min
- + mountains 1 hour
- + Pescara airport 55 minutes
- + Rome airport 2 hours
- + ski slopes 1 hour 30 minutes

Further information on specific request. Please contact us!

- + Built in 2008, renovated in 2016
- + Earthquake-proof construction
- + chimney
- + cellar
- + air conditioning
- + garden
- + swimming pool
- + heat pump
- + studio
- + tavern
- + terrace

The Abruzzo region, one of the lesser known yet fascinating areas of Italy, impresses with its natural beauty, diverse landscapes and rich history. Tortoreto Lido, a picturesque seaside resort on the Adriatic coast, is an enchanting part of this region and offers visitors a perfect mix of beach fun, historical heritage and culinary delights.

Abruzzo is known for its imposing mountains, picturesque villages and unspoiled nature. The region is the ideal place for outdoor activities such as hiking, mountaineering and skiing, thanks to the impressive Gran Sasso massif that dominates much of the landscape. The picturesque national parks, including the Abruzzo, Lazio and Molise National Parks, provide protection for a rich variety of flora and fauna. Tortoreto Lido, a coastal resort in Abruzzo, attracts visitors with its golden sandy beach and clear Adriatic Sea. The town is ideal for a relaxing beach vacation and offers a variety of water sports. The beach promenade of Tortoreto Lido is lined with charming cafés, restaurants and stores selling local products and handicrafts.

The old town of Tortoreto, situated high up on a hill, bears witness to a rich history. Narrow alleyways, historic buildings and picturesque squares create a charming atmosphere. The imposing castle of Tortoreto is an architectural gem and offers breathtaking views of the surrounding countryside and the sea.

The culinary scene in Tortoreto Lido reflects the gastronomic diversity of Abruzzo. The regional cuisine is characterized by fresh seafood, handmade pasta, olive oil and local wines. In the cozy restaurants, visitors can enjoy authentic Abruzzo cuisine and experience the hospitality of the locals.

Tortoreto Lido is not just a place for sun worshippers, but also for culture vultures and nature lovers. The combination of historical heritage, breathtaking nature and Mediterranean lifestyle makes this coastal



town an unforgettable destination in Abruzzo.

## Κοινά

Τελειωμένα τετραγωνικά 690 τ.μ

πόδια:

Μέγεθος αυλής: 3200 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/HOHM-T98/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T98/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 6299

