



## Elegant villa with sea views in the enchanting Marche hills



### 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 927,055.59

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	The Marches
Πόλη:	Fermo
Ταχυδρομικός κωδικός:	63900
Δημοσιεύθηκε:	24/10/2025

### Περιγραφή:

Elegant villa with sea views in the enchanting Marche hills

Nestled in the picturesque Marche countryside, this exceptional villa is the epitome of tranquillity, elegance and the Italian way of life. It combines rural charm with modern living comfort and offers a place where nature, style and quality of life come together in perfect harmony.

Surrounded by extensive greenery and with magnificent panoramic views as far as the sea, the villa offers a unique living experience: spacious terraces, a well-tended garden, a cozy tavern with a fireplace and bright bedrooms with private balconies - all this makes the property a refuge for connoisseurs.

### The villa

This property represents Italian elegance at its best - a house that combines modern luxury with the timeless beauty of the surroundings. With around 581 m<sup>2</sup> of living space spread over three levels, the design places great emphasis on quality craftsmanship and stylish details.

### First floor:

Even the covered entrance area conveys a feeling of spaciousness. Inside, you will find a spacious living area with an elegant Roman travertine fireplace and large windows offering views of the natural surroundings. Adjacent is the elegant dining room, ideal for festive evenings or family gatherings. The spacious eat-in kitchen with fireplace and high-quality appliances is the heart of the house. A practical pantry, a study - perfect for a home office or client reception - a storage room and two



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bathrooms complete the space on this level.

Second floor:

The elegant staircase leads to the three spacious bedrooms, all with their own balcony and wonderful views. Large windows provide plenty of light, while the wooden floors create a warm atmosphere. Two tasteful bathrooms - one en suite, the other with its own terrace - round off the sleeping area.

Basement:

In the basement there is a charming tavern in classic Italian style with a fireplace, ideal for sociable evenings. There is also a bathroom, a laundry room, a wine cellar and a garage with direct access.

The property

The outdoor areas invite you to enjoy life outdoors - whether dining on the veranda, sunbathing or enjoying the view over the rolling hills to the sea. In total, the villa has 5 verandas of around 115 m<sup>2</sup>, 4 terraces and a covered portico at the entrance to the basement.

The fenced plot of around 3,500 m<sup>2</sup> offers plenty of space to relax, play or enjoy garden activities with family and friends. Here you can barbecue, enjoy nature with children and pets or simply let your gaze wander over the countryside - a place where life slows down and is fulfilling at the same time.

Whether as a main residence or vacation home, this villa embodies authentic Italian country living at its most elegant. The harmonious room layout offers privacy and community at the same time, while the spacious outdoor areas invite you to live in the open air.

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Energy certificate: in preparation

Fermo - culture, history and quality of life in the heart of the Marche region

Fermo is one of the most historic and charming towns in the Marche region - a true jewel of central Italy. Picturesquely situated on a hill, around 7 km from the Adriatic coast, the town offers a fascinating view of the gently rolling hills that stretch down to the sea.

The origins of Fermo date back to ancient times: the Romans founded the colony of Firmum Picenum here, traces of which can still be seen today. Over the centuries, Fermo developed into an important cultural and economic center, which is still characterized by its rich history, its artistic buildings and its lively city life.

The historic town center offers visitors an atmosphere full of charm: narrow alleyways, elegant palazzi, picturesque squares and magnificent views of the sea and the surrounding hills. Particularly worth seeing are the Piazza del Popolo with its Renaissance arcades, the impressive Teatro dell'Aquila - one of the most beautiful theaters in Italy - and Fermo Cathedral with its impressive Romanesque-Gothic façade and sweeping panorama over the Adriatic coast.

In addition to history and culture, Fermo offers an excellent quality of life. The town is known for its culinary tradition, excellent local cuisine, fine wines and typical specialties such as olives all'ascolana or truffle dishes from the nearby hills. The weekly market in the piazza and the numerous festivals and events in summer bring life and authenticity to the old town.

Thanks to its central location, Fermo is also an ideal starting point for discovering the Marche region:



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Just a few minutes separate the city from the golden sandy beaches of Porto San Giorgio. The Monti Sibillini, perfect for hikers and nature lovers, can be reached in an hour. Nearby towns such as Moresco, Torre di Palme and Civitanova Marche are among the most beautiful medieval villages in Italy. Fermo embodies the essence of the Italian way of life - a place that combines culture, nature and Mediterranean joie de vivre in a wonderful way.

## The location

The villa is located near Fermo, in the heart of the Marche region, in an ideal balance between tranquillity and accessibility. Charming villages such as Torre di Palme and Moresco as well as the lively seaside resorts of the Adriatic - such as Porto San Giorgio - are just a few kilometers away. The highway can be reached in around 10 km and Ancona airport in less than an hour. The Sibillini National Park area with its hiking and cycling trails is also within easy reach. This location makes the villa a perfect retreat - quiet, yet well connected.

## Distances:

Nearest village with infrastructure: 5.6 km  
Fermo: 6.6 km  
Sea: 8.7 km  
Porto San Giorgio: 9.5 km  
Freeway: 10.6 km  
Hospital: 10.9 km  
Torre di Palme: 17.2 km  
Moresco: 19.6 km

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## Κοινά

Τελειωμένα τετραγωνικά  
πόδια: 518 τ.μ  
Μέγεθος αυλής: 3500 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

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