



## Elegant country house with pool and sea view near Lapedona - Marche



### 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 645,418.45

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	The Marches
Πόλη:	Lapedona
Ταχυδρομικός κωδικός:	63823
Δημοσιεύθηκε:	30/10/2025

### Περιγραφή:

Elegant country house with pool and sea view near Lapedona - Marche

This elegant country house near Lapedona offers breathtaking views over a natural valley as far as the Adriatic Sea. Situated on a plot of 2,400 m<sup>2</sup>, the property comprises the main house with approx. 460 m<sup>2</sup> of living space, 4 bedrooms and 3 bathrooms as well as an independent outbuilding of 75 m<sup>2</sup>.

### The main house

After the anti-seismic renovation (2005-2008), the house combines traditional charm with modern comfort on three floors. The first floor has a spacious, two-storey living area with fireplace, a dining room with pellet fireplace and a fully equipped kitchen. On the second floor there is a cozy relaxation room, a study and a terrace with panoramic views. On the second floor there are two spacious bedrooms with wooden floors, walk-in closets and a shared bathroom. Underfloor heating, pellet stoves, thermal fireplaces, heat pumps and solar panels ensure maximum comfort.

### The outbuilding

Harmoniously integrated into the surroundings, the outbuilding offers a cellar with storage rooms as well as a kitchen, bathroom and appliance store on the first floor - ideal for pool use.

### Garden & outdoor area



The terraced garden features an 8x4 m pool with Roman steps and telescopic cover, manicured lawns, fruit trees and seating areas with views of the valley.

#### Location

2 km from Lapedona, 10 minutes from the Adriatic beaches and 8 km from Fermo. The medieval villages of Torre di Palme, Moresco and Monterubbiano are nearby. The A14 motorway and Ancona airport are within easy reach.

Perfect as a family home, vacation residence or investment with potential for vacation rentals - quiet location, sea views and close to the beach and town center.

9045 Real Estate is an independent boutique agency based in Germany with a network of partners - specializing in exclusive properties and bespoke advice.

#### Energy class: C

- IPE 102.31 kWh/m<sup>2</sup>\*aEnergy: EPC D | IPE: 88.37 kWh/m<sup>2</sup>-year

#### Lapedona - An idyllic village in the Marche region

Lapedona is picturesquely situated on the rolling hills of the Marche region, just a few kilometers from the Adriatic coast. The historic village boasts a charming medieval old town with narrow streets, traditional stone houses and the imposing church of Santa Maria della Misericordia. From here, you can enjoy an impressive view of the surrounding vineyards, olive groves and the Adriatic Sea.

The surroundings of Lapedona are characterized by tranquillity, nature and culinary delights: Wine and olive oil production are among the local traditions, and numerous small restaurants and agriturismo invite you to sample regional specialties. At the same time, beach resorts such as Marina Palmense or Pedaso are just a few minutes away.

The location makes Lapedona ideal for anyone who wants to combine a life in an idyllic rural setting with proximity to the sea, culture and modern infrastructure. Historic villages, hiking and cycling trails and an active cultural life in the region round off the offer.

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided to us by clients. Our company accepts no liability for the completeness, accuracy and up-to-dateness of this information. Subject to errors and prior sale. Delivery by arrangement. Taxes, notary and land registry costs incurred on purchase are to be borne by the buyer.

#### **Κοινά**

Τελειωμένα τετραγωνικά  
πόδια: 460 τ.μ

Μέγεθος αυλής: 2400 τ.μ

#### **Lease terms**

Date Available:

#### **Επιπλέον πληροφορίες**



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