



## Idyllic country villa with panoramic views in Ascoli Piceno - Marche



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
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Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 550,000

### Location

Pays:	Italie
État/Région/Province:	Marches
Ville:	Ascoli Piceno
Indicatif régional:	63100
Soumis:	28/10/2025

### Description:

Idyllic country villa with panoramic views in Ascoli Piceno - Marche

Surrounded by the rolling hills of the Marche region, this stylishly renovated villa is the epitome of rural elegance and modern living culture. The property was completely rebuilt in 2009 using high-quality materials and offers maximum living comfort on approx. 260 m<sup>2</sup> of living space in a peaceful, natural location.

From here you can enjoy breathtaking views of the majestic Sibillini and Gran Sasso mountains - a panorama that makes every day an experience.

The villa comprises a total of three bedrooms and four bathrooms, spread over two levels:

On the first floor there is a separate studio apartment with kitchen, bedroom and bathroom as well as a further double bedroom with en-suite bathroom - ideal for guests or family. A garage, utility and storage rooms complete this level.

The upper floor, accessible via an external staircase, impresses with a modern eat-in kitchen, a bright living and dining area, a covered loggia, guest WC and a spacious master suite with en suite bathroom. The property combines traditional natural stone architecture with modern elements, underfloor heating and solar panels - a perfect symbiosis of style, comfort and sustainability.

Around 8 hectares of well-tended land with olive groves, fruit trees and Mediterranean vegetation surround the villa and lend it an atmosphere of tranquillity and exclusivity.

Ascoli Piceno is just 10 km away - one of the most beautiful towns in central Italy, known for its



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impressive old town made of light travertine, historic squares and lively cultural life.

A place for connoisseurs:

Whether as a permanent residence or a private retreat - this villa combines authentic Italian country life with modern comfort and unique views in one of Italy's most charming regions.

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

Energy class: C

- IPE 102.31 kWh/m<sup>2</sup>\*a

Ascoli Piceno - The city of travertine in the Marche region

Ascoli Piceno, located in the heart of the southern Marche region, is one of the most beautiful and historic towns in central Italy. Known as the "city of a hundred towers", it impresses with its exceptionally well-preserved historic center, which was built almost entirely from light-colored travertine stone. This precious stone gives the city a unique, warm light and unmistakable elegance.

The heart of Ascoli is Piazza del Popolo, one of the most beautiful squares in Italy. Surrounded by arcades, cafés and Renaissance palaces, it forms the vibrant center of city life. It is also home to the famous Caffè Meletti, a traditional Art Nouveau café that has been a meeting place for artists, intellectuals and travelers for over a hundred years.

Just a few steps away is Piazza Arringo, the oldest piazza in the city, flanked by impressive buildings such as the Bishop's Palace and the city museum. Those interested in culture will find a rich offer in Ascoli: from the Teatro Ventidio Basso, a magnificent opera house from the 19th century, to numerous art galleries, churches and Romanesque buildings that tell of the city's long history.

Ascoli Piceno also has a lot to offer in terms of cuisine. The Olive all'Ascolana - olives stuffed with meat and deep-fried - are famous throughout Italy. You can enjoy regional specialties and excellent local wines in the cosy trattorias in the old town.

Surrounded by hills, vineyards and olive groves, Ascoli is only around 40 kilometers from the sea and the beaches of the Adriatic, while to the west the mighty peaks of the Monti Sibillini National Park seem close enough to touch. This location between the mountains and the sea makes the town an ideal starting point for exploring the diverse landscape of the Marche region.

Ascoli Piceno combines history, culture and joie de vivre in an incomparable way - a place where the soul of Italy can be felt in every alley, in every square and in every stone.

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 currency 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.

## Commun

Pied carré fini:	260 m <sup>2</sup>
Dimesions du lot:	80000 m <sup>2</sup>



## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/HOHM-T206/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T206/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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