



## Excellent 3 Bed Villa for Sale In Ardore Calabria Italy



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 289,897.56

### Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Calabria
Város:	Ardore
Cím:	a Via Ariella
Irányítószám:	89030
Feladta:	2025. 05. 06.

Leírás:

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Esales Property ID: es5554594

19 a Via Ariella  
Ardore Marina  
Calabria  
89030  
Italy

Discover a Prestigious Villa in Ardore, Italy: An Exclusive Opportunity

This magnificent and prestigious villa, an exceptional property nestled in the charming town of Ardore, Italy, presents a rare opportunity to acquire a luxurious residence in a truly enchanting and panoramic setting. This property is more than just a home; it's a statement of refined living, a sanctuary where



elegance meets comfort, and where breathtaking views become a part of everyday life.

## A Residence of Grand Proportions

The villa is a substantial structure, thoughtfully designed and built on two levels, each offering approximately 200 square meters of living space. This generous layout provides a total of 400 square meters of commercial space, ensuring ample room for comfortable living, entertaining, and creating lasting memories. The sheer scale of the property allows for a flexible arrangement of living areas, catering to a variety of needs and preferences. Whether you envision a grand family home, a sophisticated space for hosting guests, or a tranquil retreat, this villa can effortlessly accommodate your aspirations.

## The Land: A Canvas of Natural Beauty

The villa is not only defined by its impressive structure but also by the expansive surrounding land, which spans approximately 22,000 square meters. This substantial plot offers a sense of privacy and seclusion, creating a serene environment where you can truly escape the hustle and bustle of everyday life. The land is a canvas of natural beauty, providing a backdrop of stunning panoramic views that stretch as far as the eye can see.

## Small Farmhouses: Versatility and Potential

Adding to the allure of the property are the small farmhouses located on the land. These charming structures offer a wealth of possibilities, limited only by your imagination. They could be transformed into:

- \* **Guest Accommodations:** Provide comfortable and private lodging for visiting friends and family, ensuring they feel welcome and pampered.
- \* **Independent Living Spaces:** Create separate living quarters for extended family members, offering a sense of independence while maintaining close proximity.
- \* **Creative Studios:** Designate the spaces as studios for artistic pursuits, such as painting, sculpting, or music, providing a dedicated environment for creative expression.
- \* **Home Offices:** Establish a productive and inspiring workspace, away from the distractions of the main house, allowing for focused work or business activities.
- \* **Rental Properties:** Generate income by renting out the farmhouses to tourists or long-term tenants, creating a valuable investment opportunity.

## A Dual Character: Rustic Charm and Modern Elegance

The villa boasts a unique dual character, seamlessly blending rustic charm with modern elegance.

- \* **The Basement: A Homage to Tradition:** The basement level exudes a rustic ambiance, retaining the traditional charm of the original structure. This space offers a sense of history and authenticity, with the potential to be transformed into a cozy retreat, a traditional-style tavern, or a functional space for storage or utilities.



\* **The First Floor: A Testament to Modernity:** In contrast, the first floor has been meticulously renovated and finished to an exceptional standard, showcasing high-quality materials and contemporary design. This level embodies modern elegance, offering a bright, spacious, and sophisticated living environment.

### Interior Spaces: Designed for Living

The villa's interior is thoughtfully designed to provide both comfort and functionality. It features:

- \* **Nine Spacious and Bright Rooms:** The villa offers nine generously sized rooms, each filled with natural light. These rooms can be adapted to serve a variety of purposes, such as bedrooms, living rooms, dining rooms, studies, or recreational areas, depending on your specific needs and lifestyle.
- \* **Two Modern and Functional Bathrooms:** The two bathrooms in the villa are designed with a focus on both style and practicality. They feature modern fixtures, high-quality finishes, and a layout that maximizes space and functionality.

### A Condition Like New: Complete Renovation

One of the most compelling aspects of this villa is its condition. The property has undergone a complete renovation, ensuring that it is in a state that is 'like new.' This comprehensive renovation has likely included:

- \* **Structural Improvements:** Ensuring the integrity and stability of the building.
- \* **Updated Electrical and Plumbing Systems:** Bringing the infrastructure up to modern standards.
- \* **New Flooring and Finishes:** Enhancing the aesthetic appeal and creating a fresh, contemporary look.
- \* **Modern Fixtures and Fittings:** Installing high-quality fixtures in the kitchen and bathrooms.
- \* **Energy Efficiency Upgrades:** Improving insulation, windows, and heating/cooling systems.

This complete renovation means that the new owner can enjoy all the benefits of a newly built property without the hassle of construction or the uncertainty of older structures.

### An Olive Grove and Potential Income

The surrounding land is not only beautiful but also productive. It features an olive plantation with approximately 120 olive trees. This presents a unique opportunity for those who appreciate the land and wish to engage in agricultural activities. The olive trees can provide:

- \* **Olives for Personal Use:** Enjoy the satisfaction of harvesting your own olives and producing your own olive oil.
- \* **Potential Income:** Generate income by selling the olives or olive oil, creating a sustainable and rewarding connection with the land.

### Strategic Location: Coastal Proximity and Mountain Views

The villa enjoys a strategic location that offers the best of both worlds:



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\* Coastal Proximity: The property is situated on the Jonica coastline, just 4 km from the beachfront and the town of Ardore Marina. This provides easy access to the beautiful beaches of the Ionian Sea, allowing residents to enjoy swimming, sunbathing, and a variety of water sports.

\* Mountain Views: The villa is also nestled close to the mountains, providing breathtaking panoramic views. This creates a stunning backdrop and offers opportunities for hiking, exploring, and enjoying the natural beauty of the Italian landscape.

## Fully Furnished and Ready to Enjoy

The villa is being sold fully furnished, as displayed. This is a significant advantage, as it allows the new owner to move in and start enjoying the property immediately, without the need for extensive furniture purchases or design work. The furnishings are likely to complement the villa's style and character, creating a cohesive and elegant living environment.

This prestigious villa in Ardore is more than just a property; it is an opportunity to embrace a luxurious lifestyle in a stunning Italian setting. With its spacious interiors, expansive land, versatile outbuildings, and breathtaking views, this residence offers a unique blend of elegance, comfort, and potential. Whether you are seeking a private retreat, a grand family home, or an investment opportunity, this villa is sure to exceed your expectations.

Don't miss the chance to make this extraordinary property your own. Contact us today to arrange a viewing and discover the magic of this Ardore villa.

## ABOUT THE AREA

Ardore, a charming town in the province of Reggio Calabria, Italy, offers a luxurious and enchanting setting. The prestigious villa, nestled within this town, is a testament to refined living, boasting a panoramic location with breathtaking views. This property, with its substantial structure and expansive land, provides an exclusive opportunity to experience the beauty and tranquility of the Calabrian landscape.

The villa itself is a grand residence, featuring spacious interiors and a seamless blend of rustic charm and modern elegance. The two-level layout, with approximately 400 square meters of commercial space, includes bright and airy rooms, modern bathrooms, and a fully renovated condition. The surrounding land, spanning around 22,000 square meters, features small farmhouses and an olive grove, offering both beauty and potential for various activities and income generation.

Strategically located, Ardore offers a unique combination of coastal proximity and mountain views. Situated on the Jonica coastline, just 4 km from the beachfront and Ardore Marina, the villa provides easy access to the Ionian Sea's beaches. Additionally, its proximity to the mountains allows residents to enjoy stunning vistas and outdoor activities.

For those considering travel, the nearest airport to Ardore is likely to be Reggio Calabria Airport (REG), also known as the 'Tito Minniti' Airport. This airport provides domestic and some international connections, making Ardore accessible to travelers seeking a luxurious retreat in this beautiful part of



Italy.

## MAiN FEATURES:

- \* 300m<sup>2</sup> of living space
- \* 22,000m<sup>2</sup> meter plot surrounded by Olive Trees
- \* 3 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Gyakori**

Hálósobák:	3
Fürdőszobák:	2
Kész négyzetméter:	300 nm
Telekméret:	22000 nm

### **Utility details**

Heating:	Yes
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### **Rental details**

Furnished:	Yes
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.894.774

