



## Contemporary country villa in sustainable timber construction with panoramic views near Potenza Picena - Marche



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 856,646.31

### Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	The Marches
Város:	Potenza Picena
Irányítószám:	62018
Feladta:	2025. 10. 28.

### Leírás:

Contemporary country villa in sustainable timber construction with panoramic views near Potenza Picena - Marche

Nestled in the rolling hills of the Marche region, just a few minutes from the historic center of Potenza Picena, this modern country house presents itself as an extraordinary combination of sustainable architecture, stylish design and natural tranquility.

The villa, built in 2020 in timber construction according to the latest ecological standards, offers the highest level of living comfort on approx. 348 m<sup>2</sup> of living space with a flexible room layout over three levels. Generous window fronts open up breathtaking views of the hilly landscape as far as the Sibillini mountains and the medieval villages of Recanati, Loreto and Montelupone.

On the first floor there is a spacious living area with an open kitchen, dining area and several entrances to the well-tended garden. There is also a guest bedroom with en suite bathroom and a guest WC. The upper floor offers three further bedrooms, including a master suite with dressing room and bathroom, as well as an additional living or work area with a variety of uses.

The villa boasts state-of-the-art energy efficiency with thermal insulation, underfloor heating, a photovoltaic system and solar water heating - for a healthy, pleasant indoor climate all year round.

A 47 m<sup>2</sup> outbuilding offers potential for conversion into a guest house, studio or pool house. The park-like garden of around 3,300 m<sup>2</sup> with old olive trees and cypresses creates an atmosphere of privacy and



Mediterranean flair.

The location is ideal: only about 500 m on foot or a few minutes by car to the center of Potenza Picena with cafés, restaurants and all the facilities of daily life. The Adriatic coast can be reached in just 10 minutes and Ancona airport in around 40 minutes.

Special features:

- + New build in sustainable timber construction
- + Flexible room layout - can also be used as a two-party house
- + Panoramic location close to the town center and the sea
- + Outbuilding with expansion potential
- + Outstanding energy efficiency and modern building technology

An elegant retreat surrounded by nature - perfect for anyone who wants to combine modern living, sustainability and the Italian lifestyle in the Marche region.

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

Potenza Picena - charm, culture and quality of life in the Marche region

Potenza Picena is a picturesque small town in the heart of the Marche region, just a few kilometers from the Adriatic Sea. Situated on a gentle hill between Porto Recanati and Civitanova Marche, it offers a magnificent panoramic view over vineyards, olive groves and the glittering sea in the distance.

The historic town center, characterized by medieval architecture and winding alleyways, tells of a long history dating back to Roman times. Piazza Matteotti with its elegant palazzi, the Collegiata di Santo Stefano and the Teatro Mugellini, named after the famous pianist and composer Bruno Mugellini, who was born here, are particularly worth seeing.

Potenza Picena harmoniously combines rural tranquillity with lively culture. Festivals, concerts and local markets are held throughout the year, where visitors can enjoy regional specialties such as olive oil, wine and homemade pasta.

Thanks to its location just a few minutes from the Adriatic coast and around 40 minutes from Ancona-Falconara airport, Potenza Picena is ideal both for everyday life and as a vacation destination. The proximity to charming towns such as Recanati, Loreto and Montelupone underlines the special appeal of this area, which combines an authentic Italian lifestyle with a high level of living comfort.

Potenza Picena represents the best of the Marche region: History, nature, culture and a rhythm of life characterized by tranquillity, enjoyment and Mediterranean ease.

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.

**Gyakori**



Kész négyzetméter: 348 nm  
Telekméret: 3300 nm

## **Lease terms**

Date Available:

## **További információ**

Weboldal URL: [http://www.arkadia.com/HOHM-T207/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T207/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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