



## Luxury 3 Bed Apartment For Sale in Francavilla al Mare Chieti Abruzzo Italy



### Informazioni sull'Agente

|                   |   |
|-------------------|---|
| Nome:             | Niall Madden  |
| Nome della ditta: | Esales Property Limited   |
| Nazione:          | United Kingdom  |
| Experience since: | 2002  |
| Tipo di servizio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Telefono:         |   |
| Languages:        | English   |
| Sito web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 525,870.11 |

### Posizione

|                              |                              |
|------------------------------|------------------------------|
| Nazione:                     | Italia                       |
| Stato / Regione / Provincia: | Abruzzo                      |
| Città:                       | Francavilla al Mare          |
| Indirizzo:                   | Viale Gabriele d'Annunzio 19 |
| Cap:                         | 66023                        |
| Pubblicato:                  | 28/07/2023                   |

Descrizione:

Luxury 3 Bed Apartment For Sale in Francavilla al Mare Chieti Abruzzo Italy

Esales Property ID: es5553529

Viale Gabriele d'Annunzio 19  
Francavilla al Mare  
Chieti  
66023  
Italy

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Italy is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment with this new villa under construction into this magnificent part of the world.



Completely renovated beachfront apartment in a touristic but quiet location in Italy (Francavilla al mare – Chieti – Abruzzo).

The building has direct access to the beach, along with regular street access on the other side, a huge terrace (50sqm) with sea view, 3 double bedrooms, 3 bathrooms (one of them is a little spa) living room and kitchen.

The view from the terrace is completely unobstructed and there is already approval granted to build a patio on its nearest side, in front of the large sliding door connecting it to the kitchen.

The property has been totally refurbished in the past months and is in mint conditions, with A/C, surveillance cameras and fitted alarm both in the house and on the terrace. All the appliances, furniture, features and accessories are brand new and immaculate.

It has an original luxury parquet floor. The floor is one of the best qualities parquet, 100%wood.

In the main bathroom there is a large corner jacuzzi, a japanese-style multi-function toilet and additional room for further amenities.

The building is due for renovation under the current government schemes for energy conservation. An elevator will also be installed during the renovation works.

Nearest international airport (PSR) is only 15 minutes away; Rome is easily reached and the highest mountains in central Italy (great for both summer and winter activities) are only a short drive away.

The Abruzzo region has only recently been discovered and highlighted as one of the best overseas holiday/retirement places, owing to its unspoilt nature, quality of life, great food, tranquil environment, etc. Please see following links for some examples:

<https://www.forbes.com/sites/irenelevine/2022/07/19/insiders-guide-to-abruzzo-food-and-wine/>  
<https://edition.cnn.com/travel/article/italy-abruzzo-best-things-to-do/index.html>

When not occupied by the buyer, the apartment can be easily rented out (as a matter of fact, it used to be a B&B before COVID).

Because of its great position, the property has several income option for the buyer. It can be marketed on Airb&b, or similar websites, for 150-180euro/day during the winter. Summer months (June-September) block rental can fetch up to 7500 euros. Daily/weekly charge rental can probably bring even more money during the Summer.

The value of the property keeps increasing regardless of the market trend, owing to its large terrace overlooking the sea, which is quite rare in the area.

## ABOUT THE AREA

Francavilla al Mare is a comune and town in the province of Chieti, in the Abruzzo region of Italy. The municipality, included in the urban area of Pescara, borders with Chieti, Miglianico, Ortona, Pescara, Ripa Teatina, San Giovanni Teatino and Torrecchia Teatina.

For many Francavilla al Mare is simply a modern seaside town, to be enjoyed for its sandy beaches,



shallow waters and eating a wonderful seafood lunch, but it has a rich cultural history and was formerly nicknamed Abruzzo's 'Cradle of Art & Beauty', which you can still dip into when you visit helped along by a local whose tips are always the very best to follow!

Abruzzo is located in central Italy and stretches from the heart of the Apennines to the Adriatic Sea, on a mostly mountainous and wild terrain. In the mountains, tourist resorts and well-equipped facilities for skiing and winter sports rise among unpolluted peaks and rocky walls: among them are Pescasseroli, Rivisondoli and Roccaraso.

The natural landscape of the high and steep peaks of the Gran Sasso, Laga Mountains, and Mount Majella slopes down to a wide range of hills, until it finally reaches the Adriatic coast. The route that spans from the Gran Sasso down to the sea crosses territories that are rich in history, traditions and art that never cease to surprise visitors.

Narrow valleys and impressive, natural paths thrust their way into the mountains and hills, as does the amazing and fascinating Aterno Valley, crawling with ancient villages. Natural reserves, like the National Park of Abruzzo, the Park of Gran Sasso and the Laga Mountains, or that of Mount Majella, protect the typical vegetable and animal species of the area, including the golden eagle, the wolf and the Marsican brown bear.

The Adriatic coast is characterized by long and sandy beaches to the north and pebbly beaches to the south. Also, the small villages of the hinterland, as well as the monasteries and castles of the region, are very charming and part of many touristic routes in this the 'greenest region' in Italy.

#### MAiN FEATURES:

- 180m<sup>2</sup> of living space
- 3 Bedrooms
- 3 Bathrooms
- Stunning Sea Views
- Front Line Balcony on the Beach
- Street Parking
- Massive potential in the rental market Airbnb and booking.com if redeveloped
- Close to essential amenities like 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 facilities, walking and sports areas nearby

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#### **Comune**

|                        |        |
|------------------------|--------|
| Camere da letto:       | 3      |
| Bagni:                 | 3      |
| Finito piedi quadrati: | 180 mq |
| Dimensione del lotto:  | 180 mq |



## Building details

Building Amenities: Elevator

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: [https://www.youtube.com/embed/VdYreTqWNp8?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/VdYreTqWNp8?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

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