



## Villa New Style



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 654,032.52

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	The Marches
Plaats:	Montegiorgio
Geplaatst:	12-02-2026
Omschrijving:	

Peace, privacy and thoughtful proportions define this newly built single-family villa, set within the rolling hillside landscape of Montegiorgio, between the Adriatic Sea and the Marche hinterland. The property features independent access, enclosed by fencing and a driveway gate framed by exposed brick columns. The villa is arranged over two levels, surrounded by a private, well-designed green area conceived for easy and functional management. The garden hosts a panoramic swimming pool with clean, essential lines, measuring 4 x 10 meters, seamlessly integrated into the lawn and complemented by washed gravel surfaces and terracotta-effect stoneware. The gaze follows the gentle movement of the hills to the horizon, creating a space devoted to outdoor living, conviviality and relaxation. Wooden pergolas and dry-laid paved walkways accompany outdoor life in a natural and harmonious way. The architectural structure echoes the language of traditional Marche rural residences, with exposed brick façades, a roof finished with terracotta tiles and copper-effect metal gutters. The entrance opens onto the ground floor, where the interiors engage in dialogue with the garden through large openings. The living room represents the heart of the home: airy volumes, ceilings with solid wood beams, exposed brick walls and views over the greenery. Here you will find a living area designed to welcome and be enjoyed in every season. The kitchen, integrated yet well defined, features quality ceramic finishes, modern systems and underfloor heating, as throughout the entire villa. The bathrooms, three in total, follow the same line of materials and functionality, with contemporary fittings and a cohesive aesthetic. The interiors maintain a direct relationship with the landscape, thanks to certified wooden window and door frames. Some rooms open onto habitable terraces, ideal for reading moments or breakfasts overlooking the hills. A wooden mezzanine adds a flexible dimension, suitable as a study or relaxation area. The basement level, fully insulated and drained, offers the possibility of use as a tavern-style room, hobby space or technical area. The finishes remain consistent with the rest of the home, ensuring continuity and comfort.



The interior finishes are visible in the renderings: exposed 'aged' brickwork on the exterior façade and on selected internal walls; underfloor heating on both levels; wooden window frames with wood-effect aluminum shutters; roofing with solid wood beams, joists, and exposed terracotta tiles; mezzanine with wooden flooring; 6 kW photovoltaic system with 30 kW storage; external terracotta thresholds; perimeter walkway and surfaces under porches and pergolas in non-slip porcelain stoneware; two rolling shutters for the basement openings; gravel driveway laid over a stone base. Exposed old brick cladding on the exterior and on the internal walls indicated in the floor plans; - Ground floor and basement flooring with skirting boards in antique wood-effect porcelain stoneware or large-format neutral-colored slabs (as per renderings); underfloor heating throughout all interior surfaces; - Certified acoustic/thermal wooden window frames with double glazing; wood-effect aluminum shutters; ground floor ceilings with certified solid oak beams, joists, and aged-style terracotta tiles; - Mezzanine floor in treated wood; - Roof insulation 14 cm thick, vapor barrier, waterproof membrane, aged-style roof tiles; - Electrical system with 6 kW photovoltaic panels and 30 kW storage; - Ground insulation thickness 8 cm; - Gutters and downpipes in copper-effect galvanized sheet metal; - Basement externally coated with waterproofing membrane, external dimpled membrane, drainage system, internal plasterboard lining with 8 cm insulation; no. 2 light wells; - Bathroom and kitchen floors and wall coverings in ceramic (maximum supply cost €60/sqm); - Staircase and railing in black painted iron with wooden treads; - Antique terracotta thresholds on external windows and French doors; - External walkway in porcelain stoneware (maximum material cost €50/sqm); - 2 up-and-over doors in stamped sheet metal; - Wooden pergola, columns clad in old brick; - Driveway gate supported by 2 old brick columns, width 350 cm, height 200 cm; retaining walls of the embankments clad in old brick; - Swimming pool with surround in washed gravel or terracotta-effect porcelain stoneware, internal dimensions 4 x 10 m, maximum height 140 cm; - Internal road finished with fine gravel over a red gravel aggregate sub-base; - Perimeter fencing in plastic-coated wire mesh, minimum height 1.20 m; - Relocation of olive trees for pool installation, creation of pedestrian pathway with dry-laid paving.

The villa will be serviced by all utilities with a strong focus on energy efficiency, supported by a photovoltaic system with storage and boasting an A+ energy rating.

Residence ideal as a primary home to enjoy year-round or as a second property for rejuvenating stays. The hillside location, not far from the sea, enhances its appeal for refined residential living and offers excellent potential as a high-end holiday rental. Here you will find a place designed for living, hosting, and investing, with a tangible balance of comfort, profitability, and quality of life.

Peace and privacy define the experience: you are set on the hills of Montegiorgio, in an elevated and sun-drenched position, between the sea and the inland countryside. The view opens onto the rolling Marche hills with ample and luminous panoramic vistas, seamlessly blending with the surrounding rural landscape. The Adriatic Sea is approximately 35 km away, Fermo and its historic center about 25 km, Ascoli Piceno 65 km, the Sibillini Mountains National Park 35 km; Ancona Airport is approximately 90 km away. Main services are available at 4 km.

For every property acquired, the Great Estate group carries out, through the seller's appointed technician, a technical due diligence that allows a detailed understanding of the urban planning and cadastral status of each property. This due diligence may be requested by the client at the moment of genuine interest in the



property.

Nieuw: Ja  
Gebouwd: 2026

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/KPMQ-T2456/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2456/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 10265

