



## Villa with breathtaking sea views and 8ha of land in Roseto - Abruzzo



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,150,018.33

### Location

Country: Italy  
State/Region/Province: Abruzzo  
City: Roseto degli Abruzzi  
ZIP code: 64026  
Posted: Aug 12, 2025

### Description:

Villa with breathtaking sea views and 8ha of land in Roseto - Abruzzo

This impressive villa in Roseto degli Abruzzi not only offers a privileged location, just 3 minutes from the sea and amenities, but also a high level of care in the use of materials and details. Handmade brick cornices, granite floors with floral patterns, precious parquet flooring, a black granite fireplace and underground channels for irrigation and rainwater storage are just a few examples of the first-class workmanship of this villa.

With a walkable area of 572 m<sup>2</sup> on three levels, the property offers plenty of space. The basement has a double entrance, a large garage with space for 4 cars, a bathroom with anteroom and shower, a cellar, a bedroom, a laundry room and an impressive tavern with a rustic atmosphere and a floor area of approximately 100 m<sup>2</sup>.

The first floor offers a living area with a large room and a fabulous sea view of the Adriatic from the covered terrace. There is also a studio and a very bright kitchen with a wood-burning stove. The sleeping area has two corridors, each with a walk-in closet, a bathroom and a double bedroom with sea views. One of the bathrooms has a whirlpool bath and the other has a shower with hydromassage.

The first floor is accessed via an internal staircase and offers a large entrance hall, a bathroom with shower and the entrance to the master bedroom, a 50 m<sup>2</sup> room with terrace and spectacular sea views.

Further information on specific request. Do not hesitate to contact us!



- + Year of construction 2002
- + Independent heating with propane, GPL
- + Heating with radiators
- + There are also two fireplaces for wood in the villa
- + The windows are wooden with double glazing
- + There is a mosquito net in all windows
- + Armored entrance door
- + Interior doors: solid wood
- + Excellent Wi-Fi connection with ultra-fast fiber optics
- + Alarm system with intercom
- + High quality and spacious built-in furniture on all 3 floors
- + Professional pool table in the tavern
- + Wood burning stove in perfect condition in the kitchen
- + Rainwater collection tank for watering the ground and plants, significant money saving
- + Underground pipe leading from the entrance gate. The underground pipe that runs from the entrance gate to the cottage for the tractor and farm equipment is useful for refueling the tractor without having to go to town to pick it up
- + There is the possibility of building another plot of land of maximum 178 m<sup>2</sup>
- + There is both space and the possibility of building a swimming pool with sea views; on the plot there are about 500 olive trees and a small vineyard (about 2,000 liters/year)
- + In the basement there is an oil and wine cellar, which is always at the right temperature for storing the bottles
- + There is a beautiful black granite fireplace in the room
- + The price also includes a structure for agricultural equipment and a habitable wooden house with kitchen and wood stove
- + In the garage there is a bathroom with shower, walk-in shower, partition, sink and glass toilet
- + In the tavern there is a service bathroom with toilet and sink
- + On the first floor there is a main bathroom with hydromassage shower, toilet and washbasin, which has been tailor-made with excellent materials and thoughtful design.
- + A second main bathroom with whirlpool bath, wall tiles and a bespoke sink with a black stone block supporting the sink
- + There is a service bathroom in the tavern with toilet and sink
- + On the first floor there is a main bathroom with hydromassage shower, toilet and sink
- + A second main bathroom with whirlpool bath, wall tiles
- + On the second floor there is a well-equipped bathroom with shower and glass wall, toilet and sink
- + Tiled terrace on the first floor with sea view
- + Terrace with vaulted ceiling and sea view
- + Tasteful planting
- + External water tap
- + A garage with a capacity of 4 cars
- + 500 olive trees
- + Small vineyard
- + Well for water
- + Exotic palm trees



- + Lemon and mandarin plants
- + Wooden platform for parking the tractor and agricultural equipment
- + Wooden house for those who work the land
- + Underground pipeline for the supply of diesel fuel for agricultural vehicles such as the tractor
- + Log house for storing wood and logging.

The villa is located on the first hill of Roseto degli Abruzzi (TE), a town with countless resources. In addition to its historical importance due to its medieval origins, Roseto degli Abruzzi is also the only seaside town, together with Pescara (PE), that can be visited all year round. Thanks to the convenient location of the villa, which is just one kilometer from the town, you will find everything you need here. Roseto degli Abruzzi is getting better every year thanks to continuous investment in the area. The town has two kindergartens, an elementary school and two high schools, including the prestigious Saffo high school. There is also an emergency room, pharmacies, post offices, banks and restaurants that are open all year round.

The town is known for its promenade lined with tall palm trees, which gives the feeling of always being on vacation, as well as for the pier in Roseto Sud, where you can enjoy breathtaking sunsets by the sea. Roseto degli Abruzzi (TE) is appreciated by all Abruzzi for its tranquillity, beauty and liveliness. The villa is located in a residential area, surrounded by other villas and a well-known restaurant called "Villa Sofia", known for its starred chef.

### **Common**

Finished sq. ft.: 572 sq m  
Lot Size: 80000 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/HOHM-T94/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T94/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

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