Immobiliare Mare&Colline
Via Dante Alighieri, 13 - 63066 Grottammare (AP)
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Independent houses for sale in Offida

€ 165.000

Ref. 39



270 sq.m. | Bathrooms:: 3 | Bedrooms:: 3 | Rooms: 6

OFFIDA – Newly Built Villa with Sea and Mountain Views, Private Garden and Panoramic Terraces
Set in a privileged hillside location, just 2 km from the charming historic centre of Offida, this newly built villa is situated within an elegant residential development and enjoys spectacular panoramic views over the rolling Marche countryside, the Adriatic Sea and the Sibillini Mountains.
With a total covered area of approximately 270 sqm, the property stands out for its generous proportions, bright interiors, excellent orientation and extensive outdoor living spaces.

The villa is arranged over four levels, connected by an internal staircase, with the following proposed layout:
Lower ground floor: a spacious entertainment and dining area, bathroom, laundry room and a garage of approximately 30 sqm.
Ground floor: a spacious and bright living room, separate kitchen, bedroom or private study, and bathroom.
First floor: sleeping area comprising three bedrooms and bathroom facilities.
Upper level: a technical room of approximately 30 sqm, a magnificent 90 sqm panoramic terrace and an additional 30 sqm rooftop terrace offering exceptional views of the surrounding landscape.
Both the kitchen and the lower ground floor entertainment area feature provision for a flue, allowing for the installation of a fireplace.
The property also benefits from approximately 65 sqm of covered terraces and balconies, predominantly south-facing,

providing delightful outdoor living spaces throughout much of the year.
A generous, fully enclosed private garden, together with a paved outdoor area and parking space, completes the property.

CONDITION AND FINISHES
The villa is currently unfinished internally, offering buyers the opportunity to personalise the interior layout, materials, finishes and technical installations according to their individual requirements.
The property can be completed with high-quality finishes selected from an agreed specification, with the option of installing solar panels and making provision for a photovoltaic system.
The generous floor area and internal configuration also offer the potential to create two separate residential units, subject to the necessary technical and planning approvals.
A turnkey purchase option is available through a separate construction contract for the completion of the property.

LOCATION
The property is located just 2 km from the historic centre of Offida, one of the most charming towns in the Marche region, renowned for its rich cultural heritage, traditional craftsmanship and excellent food and wine.
Famous for its centuries-old tradition of bobbin lace-making and its outstanding wines, Offida boasts remarkable architectural landmarks, including the Church of Santa Maria della Rocca, dramatically positioned on a rocky promontory, and the elegant Serpente Aureo Theatre.
The town offers a vibrant cultural life throughout the year, with traditional celebrations, artistic events, its famous historic Carnival and numerous festivals dedicated to local wines and gastronomy.
Ideally positioned between the Adriatic coast and the Sibillini Mountains, the property offers an exceptional opportunity to enjoy the beauty of the Italian countryside while remaining close to local amenities.

An ideal choice for those seeking a permanent residence or an exclusive holiday home in one of Italy's most authentic and picturesque regions.
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Features

Code:: 39	Type:: Sale
Categoria: Independent houses	Town:: Offida
Total sq m:: 270 sq.m.	Bedrooms:: 3
Bathrooms:: 3	Rooms: 6
Condition: Rough	Floor: 4
Total floors: 4	Heating: Autonomous
Balconies: Available, 35 sq.m.	Terrace: Available, 125 sq.m.
Garden: Private, 660 sq.m.	Distance from the sea:: 18.000 meter
Garage: Double, 30 sq.m.	

















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