Immobiliare Mare&Colline
Via Dante Alighieri, 13 - 63066 Grottammare (AP)
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Luxury Villas for sale in Colonnella
€ 1.900.000
Ref. 393



500 sq.m. | Bathrooms:: 4 | Bedrooms:: 4 | Rooms: 15

Exclusive Luxury Villa with Sea View, Guest House, Wooden Chalet and Wellness Area in Colonnella, Italy

Nestled among the rolling hills of Colonnella, just a few minutes from the beautiful Adriatic coastline, this prestigious estate offers a unique combination of elegance, privacy, comfort and breathtaking views, surrounded by vineyards and unspoiled countryside.

The main villa extends over approximately 500 sqm and has been built to the highest standards, featuring premium materials and luxury finishes throughout. The spacious and light-filled interiors create a refined and welcoming atmosphere.

The ground floor features a magnificent living room with a fireplace and large panoramic windows opening onto a beautiful brick-finished covered porch, ideal for outdoor dining and entertaining. This level also includes a spacious kitchen, a study, a bathroom and a laundry room.

The first floor hosts the sleeping area, comprising four elegant bedrooms, each with its own en-suite bathroom and access to panoramic terraces overlooking the Adriatic Sea and the surrounding countryside.

The attic floor has been dedicated entirely to wellness and relaxation, offering a private sauna, a fully equipped gym and a comfortable relaxation area.

The villa is surrounded by approximately 5,000 sqm of beautifully landscaped gardens featuring ornamental plants and fruit trees.

Adding further value to the property is an independent guest house equipped with every comfort, as well as a charming 60 sqm wooden chalet, ideal as additional guest accommodation, an artist's studio, hobby room or private retreat.

The outdoor area also includes a large gazebo measuring approximately 11 x 6.5 metres, providing the perfect setting for al fresco dining, private events, family gatherings or simply enjoying the peaceful surroundings.

Special attention has been paid to energy efficiency, with a 6 kW photovoltaic solar system helping to reduce energy costs while increasing the property's sustainability.

The entire estate is fully fenced and protected by a modern alarm system and perimeter video surveillance, ensuring maximum security and complete privacy.

From every corner of the property, stunning panoramic views stretch across the rolling hills to the Adriatic Sea, creating an atmosphere of exceptional beauty and tranquillity.

This remarkable estate is perfectly suited as an exclusive private residence, luxury holiday home, prestigious family villa or boutique hospitality property.

Highlights:
Spectacular sea and countryside views
Luxury finishes throughout
Four en-suite bedrooms
Wellness area with sauna and gym
Independent guest house
60 sqm wooden chalet
Large outdoor gazebo (11 x 6.5 m)
Landscaped gardens of approximately 5,000 sqm
6 kW photovoltaic solar system
Alarm system and video surveillance
Complete privacy
Only a few minutes from the Adriatic coast
A truly exceptional property where luxury, comfort and nature come together in one of the most desirable locations of central Italy.

Certification

Energy class: C

Features

Code:: 393	Type:: Sale
Categoria: Luxury Villas	Town:: Colonnella
Total sq m:: 500 sq.m.	Bedrooms:: 4
Bathrooms:: 4	Rooms: 15
Condition: Excellent	Floor: 2
Total floors: 2	Heating: Autonomous
Balconies: Available	Terrace: Available
Garden: Private, 5.000 sq.m.	

















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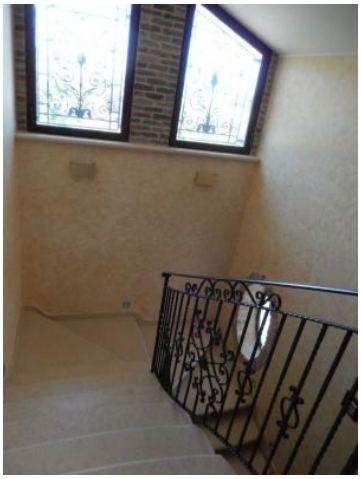














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