Immobiliare Mare&Colline
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Cottages and Farmhouses for sale in Cupra Marittima

€ 375.000

Ref. 621



510 sq.m. | Bathrooms:: 3 | Rooms: 7

PRESTIGIOUS FARMHOUSE WITH SEA VIEW IN CUPRA MARITTIMA (AP) In a splendid, dominant hilltop location with sweeping panoramic views of the Adriatic Sea and the Marche countryside, we offer for sale a substantial, unfinished farmhouse, immersed in the tranquility and privacy of the Cupra Marittima hills. The property, accessible via a private road, was completely built from the ground up in 2003, using quality materials, and represents a rare opportunity to create a fully customized prestigious residence. The building has a total covered area of approximately 510 m2, in addition to generous loggias and porticos, ideal for creating elegant outdoor living areas from which to enjoy the views and the pleasant climate of the Marche coast. A RESIDENCE TO BE DESIGNED ACCORDING TO YOUR OWN STYLE
The unfinished state offers the future owner the freedom to define the internal layout, materials, systems and finishes according to their needs. The large size allows for the construction of a large private villa, possibly also divided into two independent units, a particularly interesting solution for a large family, to host friends and family, or to create a main residence with a separate annex. The basement offers large spaces that could be used as a garage, cellar, utility rooms, a tavern, a wellness area, or additional utility rooms. Thanks to its four open sides and excellent exposure, the property benefits from abundant natural light throughout the day. ONE HECTARE OF PRIVATE LAND WITH OLIVE TREES The farmhouse is surrounded by approximately 10,000 square meters of private land, enriched by olive trees and perfect for creating a large Mediterranean garden. The large outdoor spaces also allow for the creation, subject to obtaining the

necessary permits, of a panoramic swimming pool, relaxation areas, pergolas, an outdoor kitchen, and social areas. The property includes a tool shed for appurtenant use. For those who want a larger estate, the purchase of approximately 5 additional hectares of agricultural land is available separately at a price to be calculated separately, thus bringing the property up to approximately 6 hectares in total. ALSO INTERESTING AS A TOURISM-HOSPITALITY INVESTMENT Given its location, size, and features, the property offers interesting potential for the creation of a country house, boutique accommodation, charming B&B, or other tourist-accommodation business, subject to the required permits. The combination of sea views, privacy, ample space, and customization options makes this property particularly attractive to international clients seeking a residence in the Marche region near the coast. A property with great potential, perfect for realizing a customized project in one of the most evocative landscapes of the Marche hills, a short distance from Cupra Marittima and the beaches of the Adriatic Riviera.

Features

Code:: 621	Type:: Sale
Categoria: Cottages and Farmhouses	Adress: CONTRADA SANT'ANDREA
Town:: Cupra Marittima	Total sq m:: 510 sq.m.
Bathrooms:: 3	Rooms: 7
Condition: Rough	Heating: Autonomous
Age of buiding:: 2003	Balconies: Available
Garden: Private, 10.000 sq.m.	Distance from the sea:: 2.000 meter










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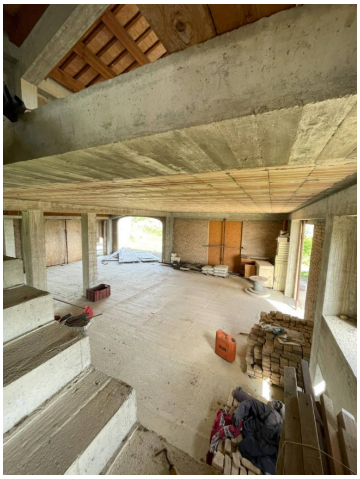
















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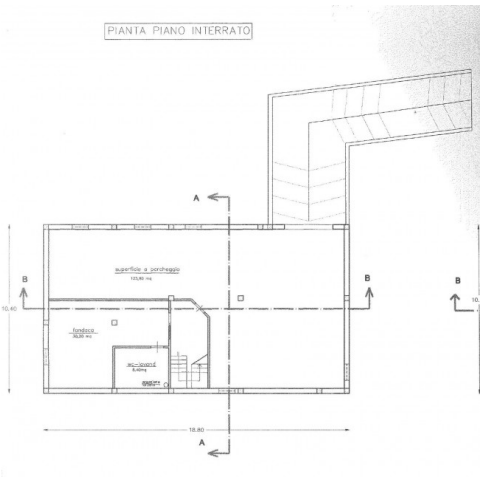


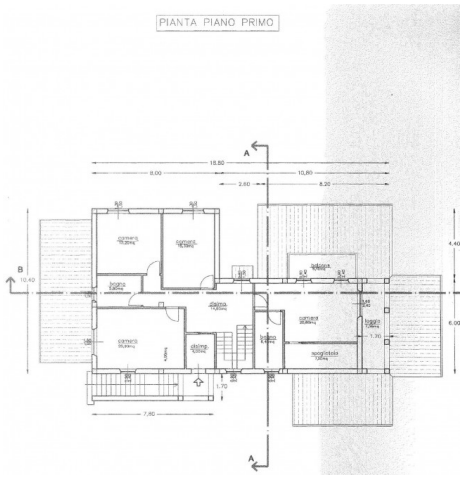


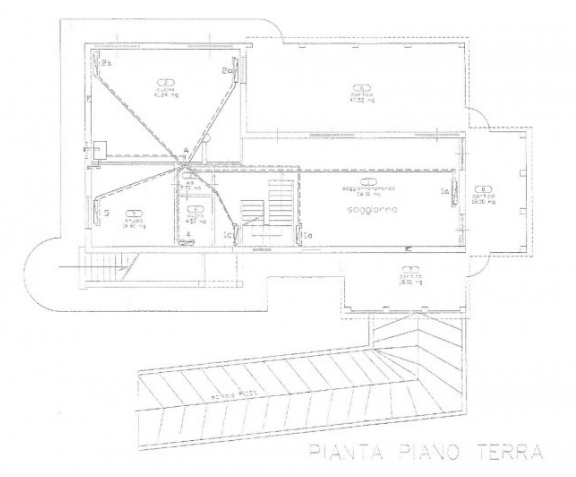


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