Immobiliare Mare&Colline
Via Dante Alighieri, 13 - 63066 Grottammare (AP)
+393204082071

Cottages and Farmhouses for sale in Montefiore dell'Aso
€ 600.000
Ref. 633



280 sq.m. | Bathrooms:: 3 | Bedrooms:: 4 | Rooms: 8

 Elegant Villa with Panoramic Sea Views in Montefiore dell'Aso
Nestled in the peaceful hills of Montefiore dell'Aso, just 1.5 km from the historic center and 10 km from the Adriatic coast, this refined villa offers the perfect blend of comfort, elegance, and breathtaking scenery.
Positioned on an elevated site with a superb sea view and excellent access road, it combines privacy with proximity to all essential services.
Completely restored in 2002 with fine finishes and anti-seismic reinforcement, the villa spans three levels, designed for both family living and entertaining.

 Main Floor
A welcoming entrance hall leads to a bright and spacious living room with terrace, perfect for enjoying the sea breeze. The fully equipped kitchen opens to a balcony, and the floor also features three double bedrooms (one with en-suite bathroom and walk-in wardrobe) plus an additional bathroom.

 Ground Floor
Connected by an internal staircase, the lower level features a self-contained apartment with a cozy living room with

fireplace and wood-burning oven, a large rustic kitchen, double bedroom, bathroom, and a multi-purpose room ideal as a second bedroom or study.
A laundry room, cellar/storage, and a large south-facing porch with panoramic views complete this level - perfect for outdoor dining and relaxation.

 Basement & Exterior
The basement includes a large automated garage (approx. 115 m²).
Outside, a beautifully landscaped garden surrounds the property, featuring ornamental plants, mature trees, and fruit trees - a true oasis of tranquility.

 Features
Mahogany window frames & solid wood doors
Air conditioning on the main floor
Mosquito nets & video surveillance system
Alarm system & centralized vacuum in every room
Irrigation system with underground water tank
LPG heating with underfloor heating on two floors

A perfect choice for those seeking a prestigious residence or a second home in one of the most enchanting areas of the Marche region - where the hills meet the sea.

Certification

Energy class: C

Features

Code:: 633	Type:: Sale
Categoria: Cottages and Farmhouses	Town:: Montefiore dell'Aso
Total sq m:: 280 sq.m.	Bedrooms:: 4
Bathrooms:: 3	Rooms: 8
Condition: Excellent	Heating: Autonomous
Terrace: Available	Garden: Private, 1.000 sq.m.
Distance from the sea:: 7.000 meter	

















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info@mareecolline.com - https://mareecolline.com/en
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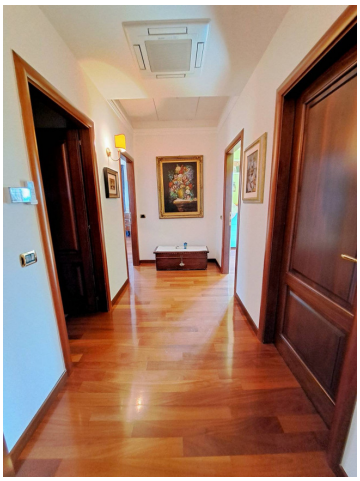











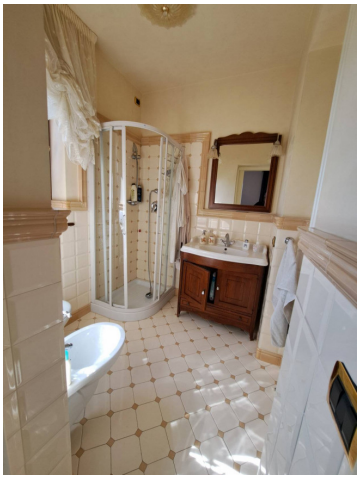



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