

# 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 m<sup>2</sup>).

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







