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

Apartment for sale in Cossignano
€ 245.000
Ref. 636



165 sq.m. | Bathrooms:: 3 | Bedrooms:: 2 | Rooms: 5

PANORAMIC TOWNHOUSE WITH PRIVATE COURTYARD AND DOUBLE ENTRANCE IN THE HEART OF THE MARCHE REGION

Nestled within the ancient walls of Cossignano, one of the most charming hilltop villages in the Marche region, this beautifully restored property combines authentic Italian character with modern comfort and flexibility. The village's historic defensive walls date back primarily to the late 13th century, with further fortifications added during the 14th century, creating a truly unique and atmospheric setting.

The house enjoys a stunning private panoramic courtyard, perfect for al fresco dining and relaxing while admiring breathtaking views over the rolling countryside stretching all the way to the Adriatic Sea. A valuable feature in a historic village, the property also benefits from private parking.
Arranged over two levels and featuring two independent entrances, the property offers exceptional versatility. It is ideal as a permanent residence, holiday home, rental investment, or a combination of private living and guest accommodation.

The lower level, accessed directly from the private courtyard, comprises a bright open-plan kitchen and living area, a bedroom, a bathroom, and charming traditional caves that add character and authenticity to the home.

The upper floor can be reached either via the internal staircase or through a separate entrance from the street above. This

level features a second living room with kitchen, a spacious double bedroom, and a bathroom.

The property is served by one heating system with two independent thermostats, allowing each floor to be controlled separately for maximum comfort and energy efficiency.
Completely renovated and earthquake-resistant, the house is partially furnished and filled with natural light. Its elevated position offers spectacular panoramic views across the beautiful Marche hills and towards the sea.

A rare opportunity to own a unique property within the medieval walls of an authentic Italian village, combining history, privacy, comfort, flexibility, and unforgettable views.

Key Features
• Located within the medieval walls of Cossignano
• Historic village walls dating from the late 13th and 14th centuries
• Private panoramic courtyard
• Private parking space
• Two independent entrances
• Potential for two self-contained living units
• Two kitchens
• One heating system with independent thermostats for each floor
• Traditional cave rooms
• Panoramic countryside and sea views
• Fully renovated and earthquake-resistant
• Partially furnished
• Ideal as a holiday home, permanent residence, or rental investment

Certification

Energy class: F	**EPglnr**: 378.31 kwh/□

Features

Code:: 636	Type:: Sale
Categoria: Apartment	Adress: via Cimicone, 6
Zip code: 63067	Town:: Cossignano
Total sq m:: 165 sq.m.	Bedrooms:: 2
Bathrooms:: 3	Rooms: 5
Condition: Restored	Floor: On two levels
Total floors: 2	Heating: Autonomous
Parking place: Uncovered	Terrace: Available, 10 sq.m.
Distance from the sea:: 16.000 meter	










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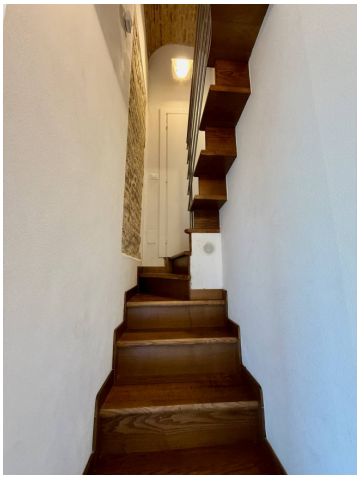





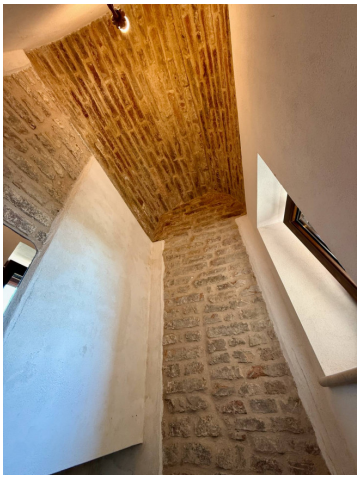



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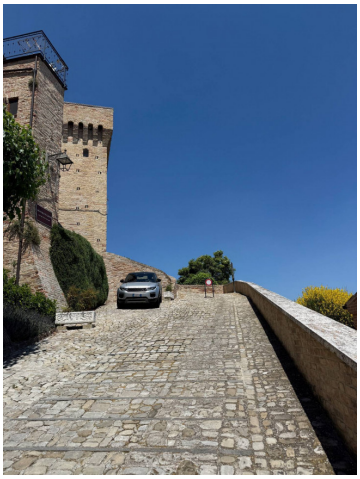

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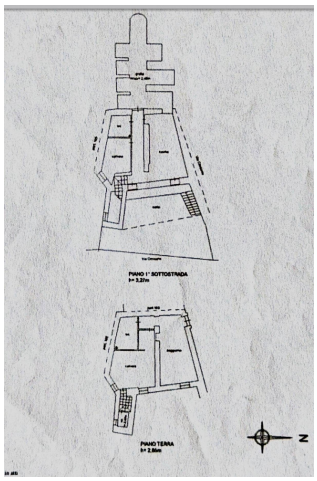

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