Immobiliare Mare&Colline
Via Dante Alighieri, 13 - 63066 Grottammare (AP)
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Independent houses for sale in Lapedona
€ 350.000
Ref. 639



282 sq.m. | Bathrooms:: 3 | Bedrooms:: 4 | Rooms: 7

Lapedona – Contemporary Sea-View Villa to Complete, Just 2 km from the Adriatic Coast
Set among the beautiful rolling hills of Le Marche, just a short distance from the Adriatic Sea, this detached contemporary villa is offered for sale in an unfinished state, providing an exceptional opportunity to create a bespoke home with breathtaking views of the sea and surrounding countryside.
The property is located in the municipality of Lapedona, in a peaceful and panoramic setting surrounded by olive groves, picturesque hills and charming historic villages.
The villa is arranged over two levels, including a lower-ground floor, with a total declared commercial area of approximately 282 sq m, and stands within approximately 1,000 sq m of private grounds.

The Property
The villa features clean contemporary architectural lines, a flat roof and a distinctive design that makes the most of its elevated position and beautiful surroundings.
The main living floor offers generous space that can be arranged and personalised to suit the future owner's lifestyle and preferences.
One possible layout includes a bright, open-plan living and kitchen area of approximately 66 sq m, opening onto a panoramic terrace, together with three bedrooms, bathrooms and utility areas.
The terrace is one of the property's most appealing features, offering a wonderful setting from which to enjoy

uninterrupted views across the olive-covered hills towards the Adriatic Sea.
The lower-ground floor provides additional space with considerable potential, allowing for a variety of possible uses, subject to the relevant planning and building regulations.
Being offered in an unfinished state, the property presents an excellent opportunity to create a truly individual home, with the freedom to choose the interior layout, materials, finishes and architectural details, subject to the necessary technical and planning approvals.

Outdoor Spaces
The villa is surrounded by approximately 1,000 sq m of private grounds, offering excellent opportunities for landscaping and outdoor living.
The natural contours of the land provide the potential to create a beautiful Mediterranean garden with native plants, relaxation areas and outdoor entertaining spaces.
Of particular interest is the possibility of creating a panoramic swimming pool on the elevated section of the garden behind the villa, offering a peaceful setting surrounded by greenery and beautiful coastal views. Any such installation would be subject to technical feasibility, planning permission and the necessary approvals.
There is also the possibility of purchasing an additional plot of land with an olive grove nearby, available by separate negotiation.

Location
With its south-easterly orientation, the villa enjoys wonderful open views of the Adriatic Sea and the surrounding countryside.
Its location combines the tranquillity and privacy of rural living with convenient access to the beaches, local amenities and historic towns of the Marche region.
The Adriatic coast is approximately 2 km away, while the picturesque medieval villages of Torre di Palme and Moresco are around 6 km from the property. The popular seaside town of San Benedetto del Tronto is approximately 22 km away.
This is an ideal location for those wishing to experience the authentic Italian lifestyle, surrounded by natural beauty, traditional villages, excellent local cuisine and the relaxed atmosphere of the Marche countryside.
An Opportunity to Create Your Dream Home in Italy
This property offers an exciting opportunity for buyers looking to create a contemporary villa tailored to their individual tastes, while making the most of its exceptional panoramic position.
The flexibility to personalise the interiors and finishes makes it equally attractive as a permanent residence, a second home or a holiday retreat in Italy.
A property with outstanding potential, where contemporary architecture, natural beauty and breathtaking sea views come together in one of the most picturesque areas of the Marche region.

Asking Price: €350,000
The property is offered for sale in its current unfinished condition. The architectural visualisations are for illustrative purposes only and represent possible completion, landscaping and interior design concepts. Any proposed alterations or additional works are subject to the necessary technical assessments and statutory approvals.

Features

Code:: 639	Type:: Sale
Categoria: Independent houses	Town:: Lapedona
Total sq m:: 282 sq.m.	Bedrooms:: 4
Bathrooms:: 3	Rooms: 7
Age of buiding:: 2025	Terrace: Available
Garden: Private, 1.000 sq.m.	










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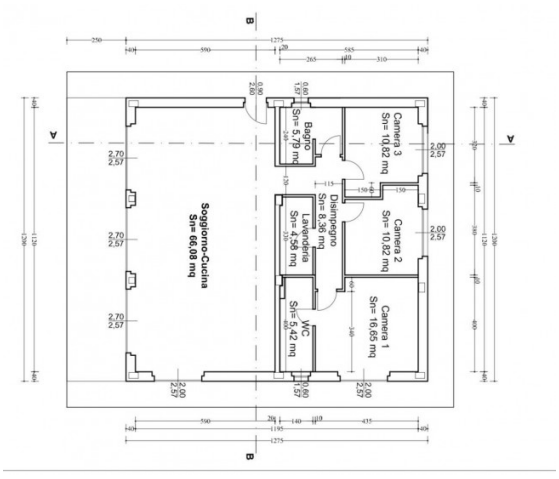




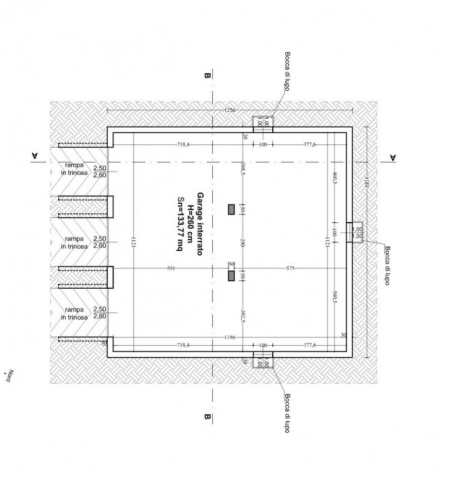








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