



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Sant'Elpidio a Mare (FM) Via Rio Maggio 1

Splendid villa in Le Marche

BARGAIN PRICE - Beautifully restored property in perfect Marche style, 5 km from the sea, with swimming pool, tennis court and garden. In an exclusively private location, this charming villa of approx. 470 sqm has 5 bedrooms and 4 bathrooms and a tavern (approx. 100 sqm). On the ground floor is a living room with an antique billiard table, a further living room with a fireplace, a kitchen and a luxury bathroom. On the second floor we find the sleeping quarters with two more bathrooms and a habitable attic used as a study/library with a fantastic view of the sea. Around the villa there is a fenced garden of 10,000sqm as well as land of about 17,000sqm with olive trees. Heating is by LPG and approx. 12 kw photovoltaic panel. There is a swimming pool measuring 11 x 6 metres and a tennis court. Burglar alarm and video surveillance. The Marche region in eastern Italy lies between the Apennine mountains and the Adriatic Sea. A place that also expresses itself in terms of landscape, between snow-capped peaks in winter and fine sandy beaches in summer.

INFORMATION

Ref.	Marche 011
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	
Energetic Class	C 67821

NUMBER

Rooms	8
Bedrooms	5
Bathrooms	4
Balconies + Terraces	1
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	470
Garden	27000
Cellar	
Balconies + Terraces	35
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Renovated	Rank	Elegant	Position	Countryside
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Energy source	LPG Heating		

ACCESSORIES

Antitheft	Air conditioning	Fireplace	Double glazing	Photovoltaic system
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Swimming pool

Tennis

Video surveillance

IMAGES





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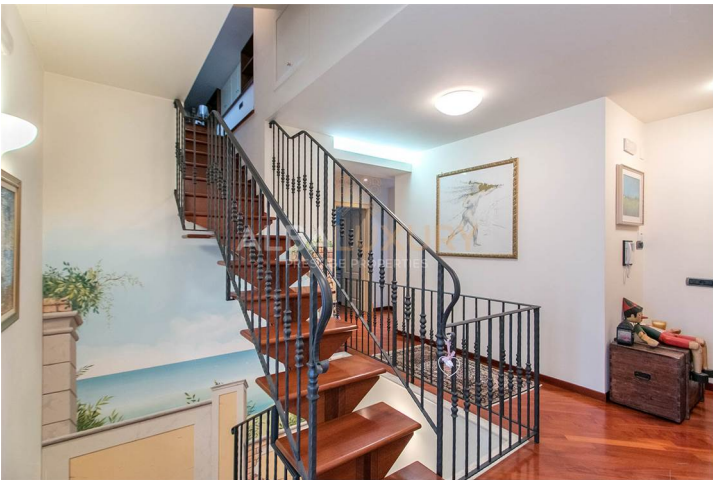


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