



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 Isonzo 1

### Property in Le Marche, Sant'Elpidio a Mare

Elegantly positioned amidst the charming hills of the Marche region, this prestigious farmhouse complex enjoys a strategic location near the medieval village of Sant'Elpidio a Mare and the exit of the A14 motorway, making it the ideal starting point for exploring the beauty of the Marche region and the Sibillini Mountains. The property, which covers an area of approximately 220 square metres, consists of two separate buildings set in 5.5 hectares of land, enhanced by a 1,000 square metre garden. The farmhouse, the first building, is renowned for its authentic Marche cuisine and four themed rooms. The second building, originally intended for agricultural purposes, lends itself to being transformed into a refined cottage, enriched by two summer verandas ideal for moments of pure relaxation and entertainment. The surrounding area is embellished by a splendid swimming pool that lends a touch of luxury and comfort. The complex also includes an outdoor baby park, designed to provide a dedicated area for children, a safe and fun environment where they can play and explore freely.

The property boasts two extensive woodlands, providing ample space for hiking, adventure and outdoor activities. At the heart of the estate is a Roman archaeological site that tells the thousand-year history of this land, providing a unique opportunity for history and culture enthusiasts. A true underground treasure is the presence of underground veins and numerous wells, which provide an inexhaustible source of pure, fresh water. This valuable resource not only enriches the visitor experience, but also irrigates and nourishes the entire estate, ensuring sustainable and environmentally conscious management. A property of such prestige and charm offers a unique opportunity for those seeking a combination of luxury, history and natural beauty.

#### INFORMATION

Ref.	Marche 056
Type	Sale
Category	Villa
Price	2,500,000.00
Annual Expense	
Year	
Energetic Class	VA

#### NUMBER

Rooms	10
Bedrooms	4
Bathrooms	4
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	220
Garden	55000
Cellar	
Balconies + Terraces	25
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent				





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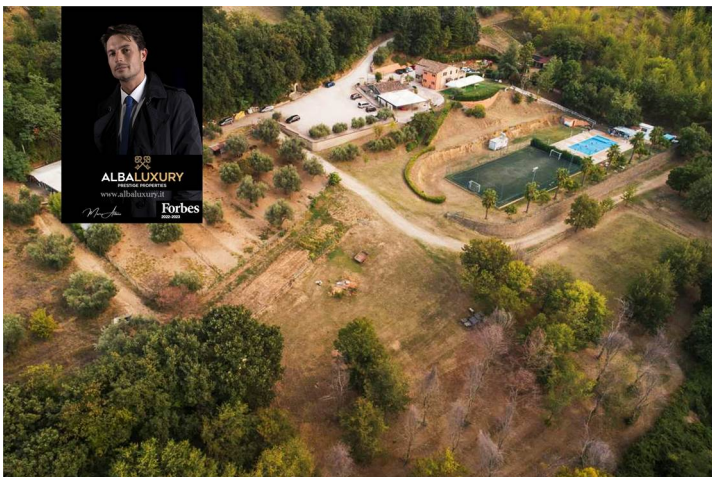
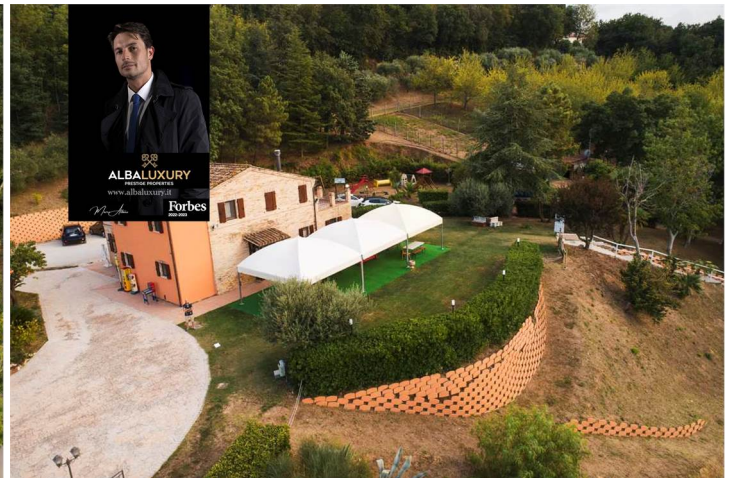
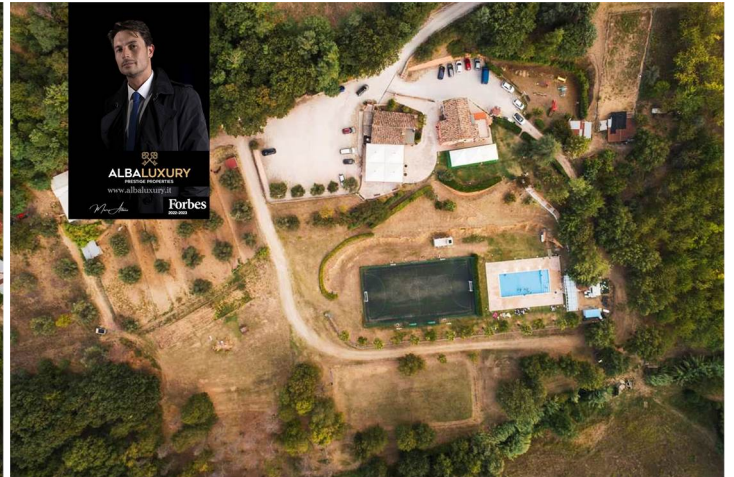
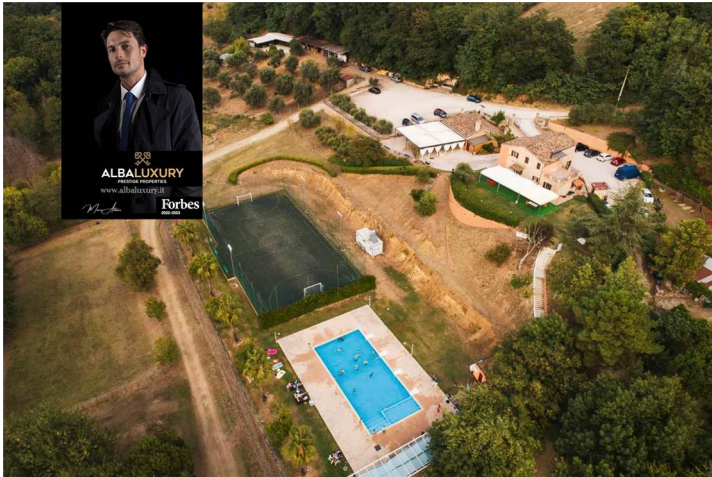
## ACCESSORIES

Swimming pool

Data network

Storage room

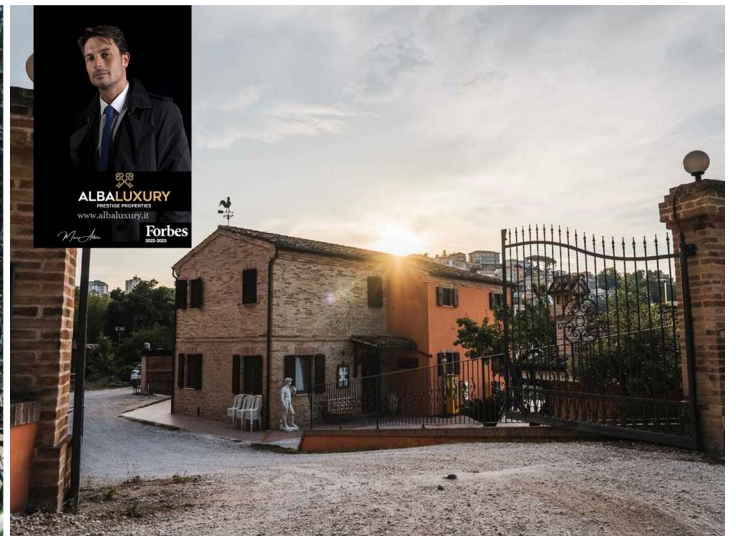
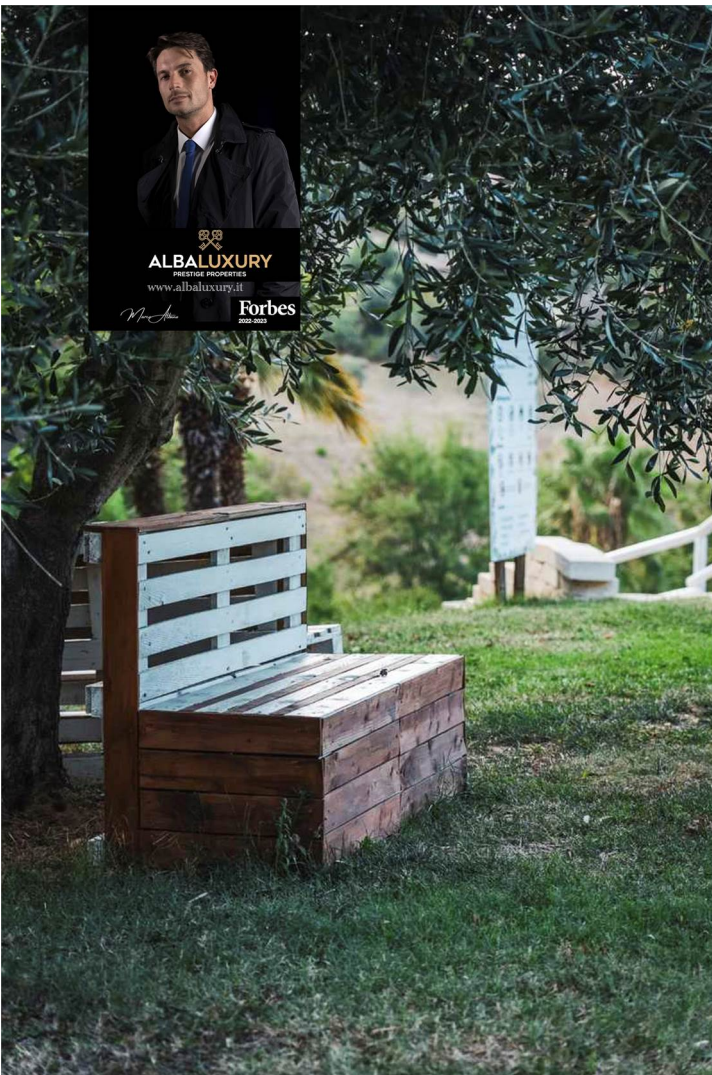
## IMAGES







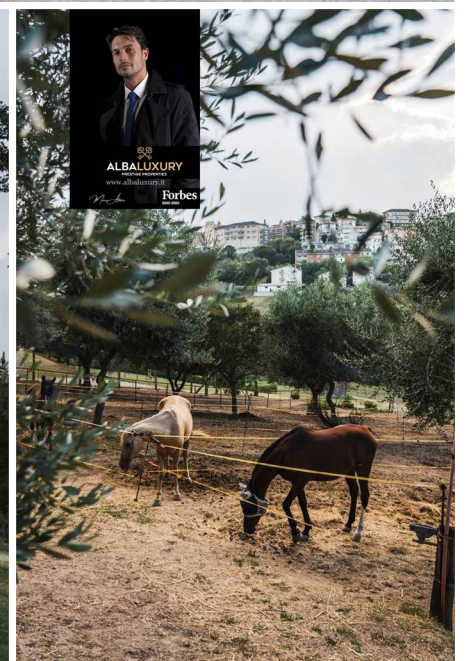
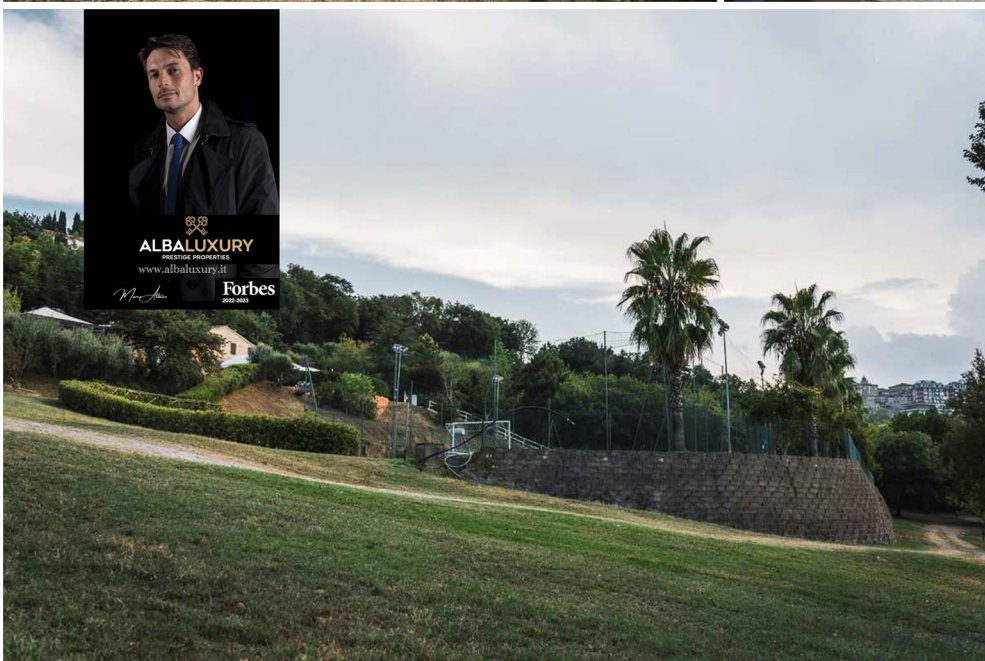
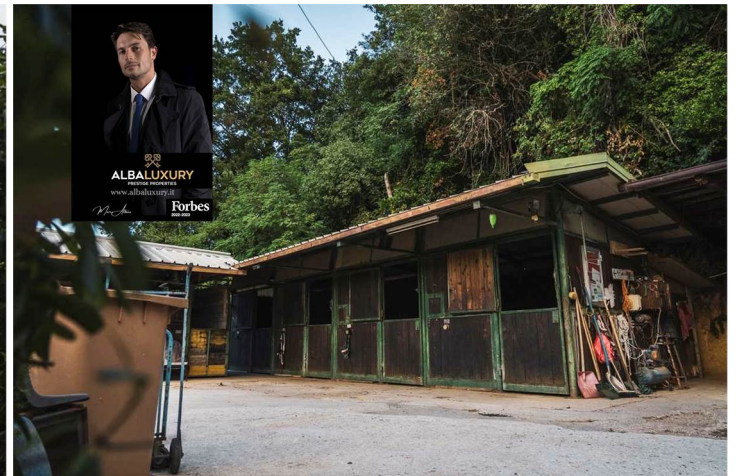
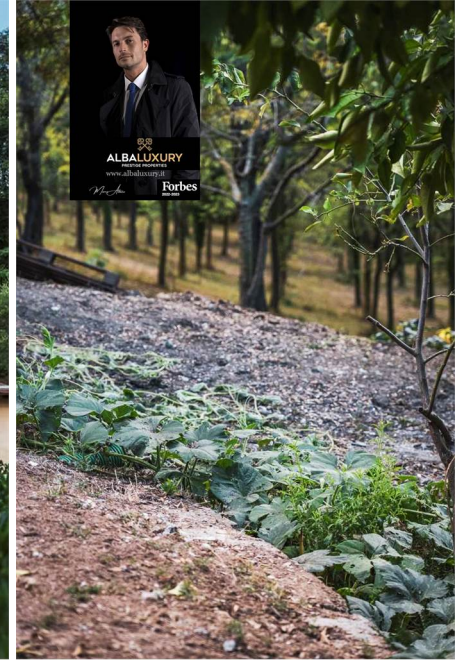
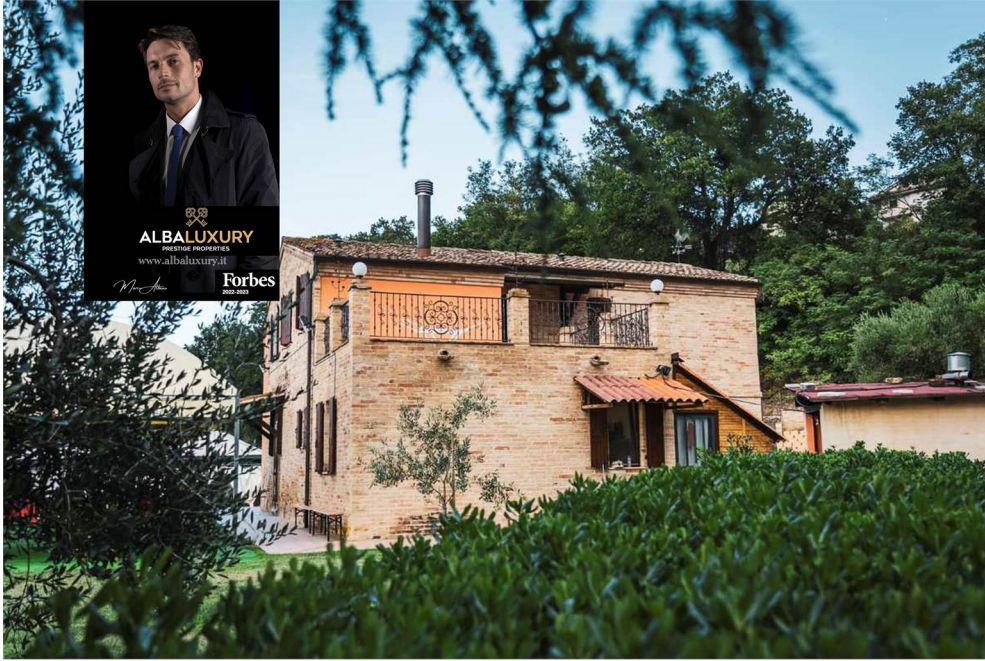
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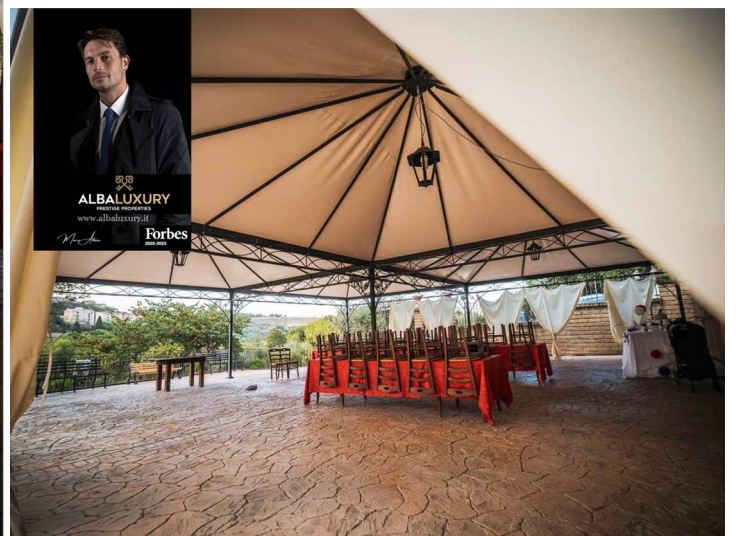
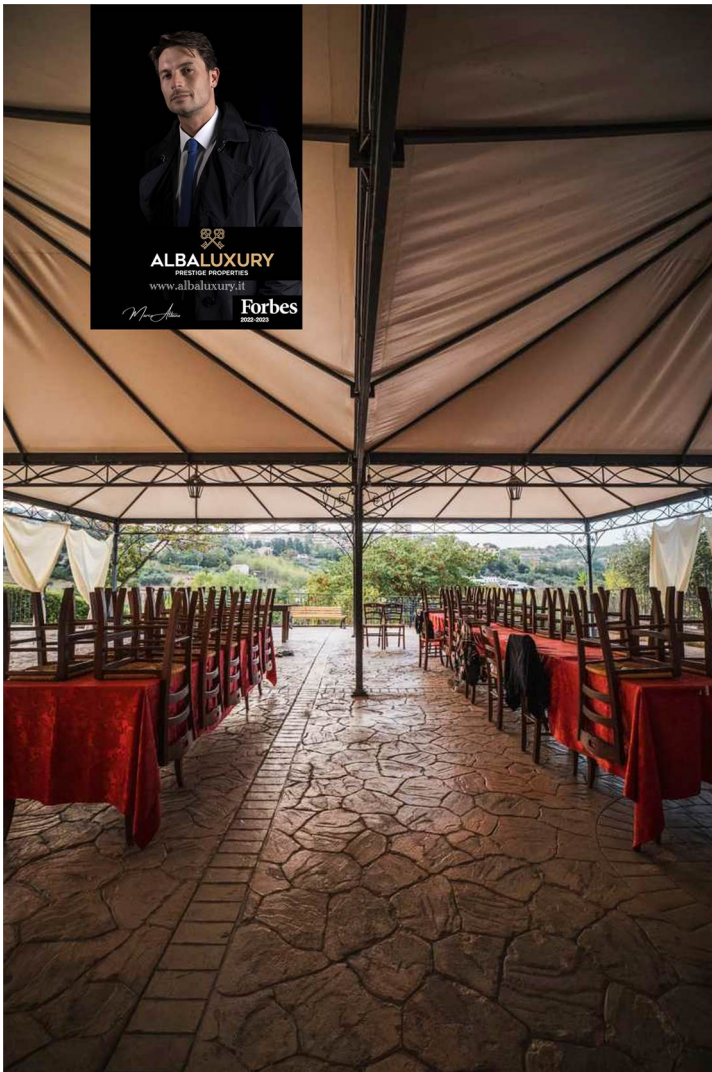
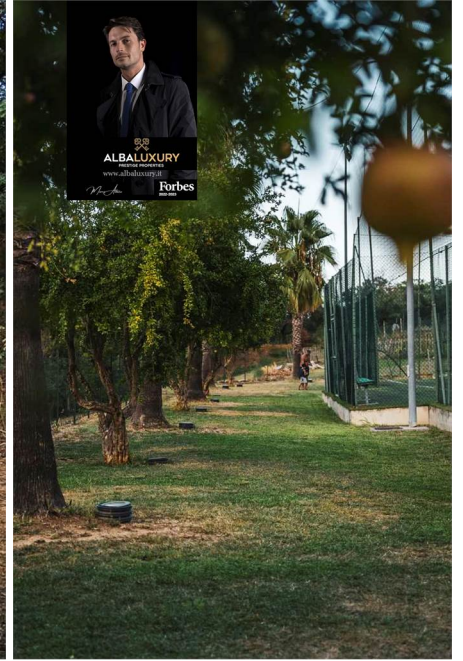
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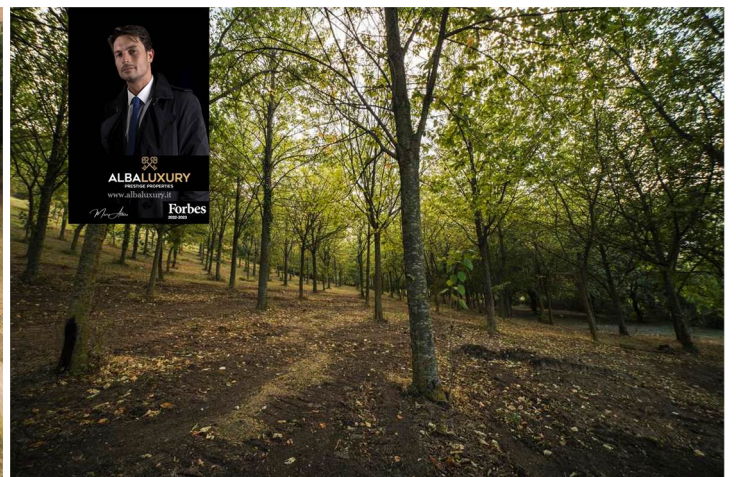
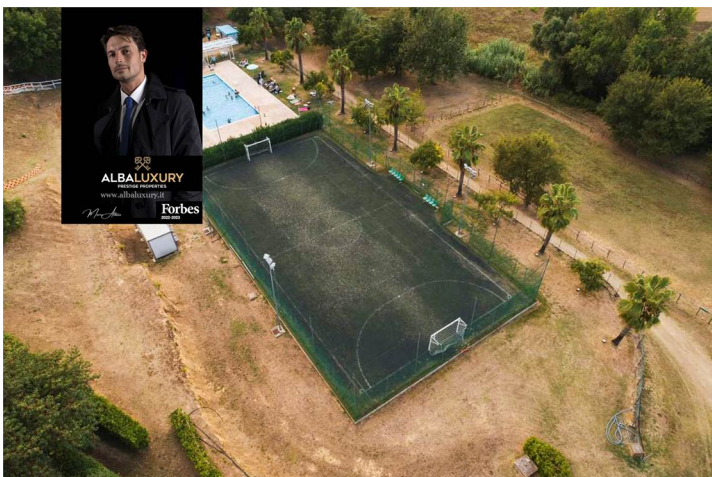
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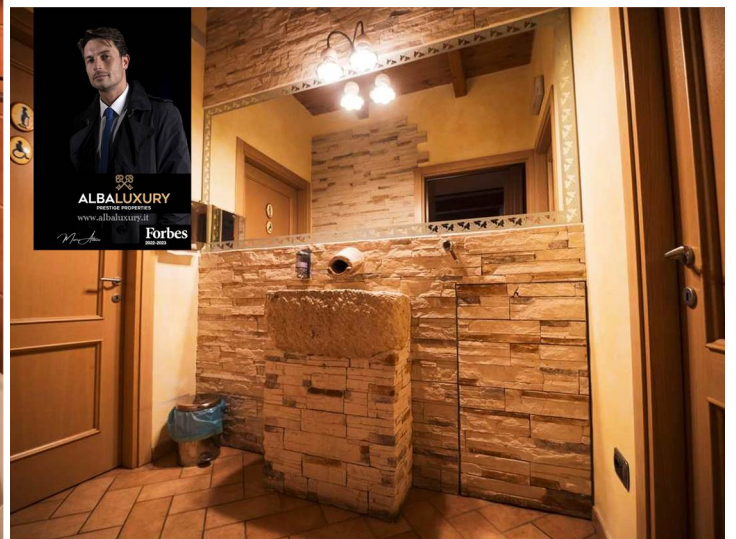
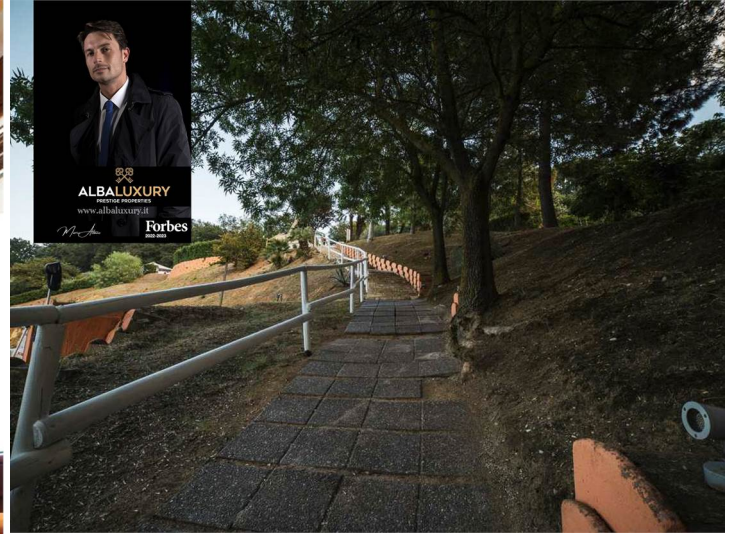
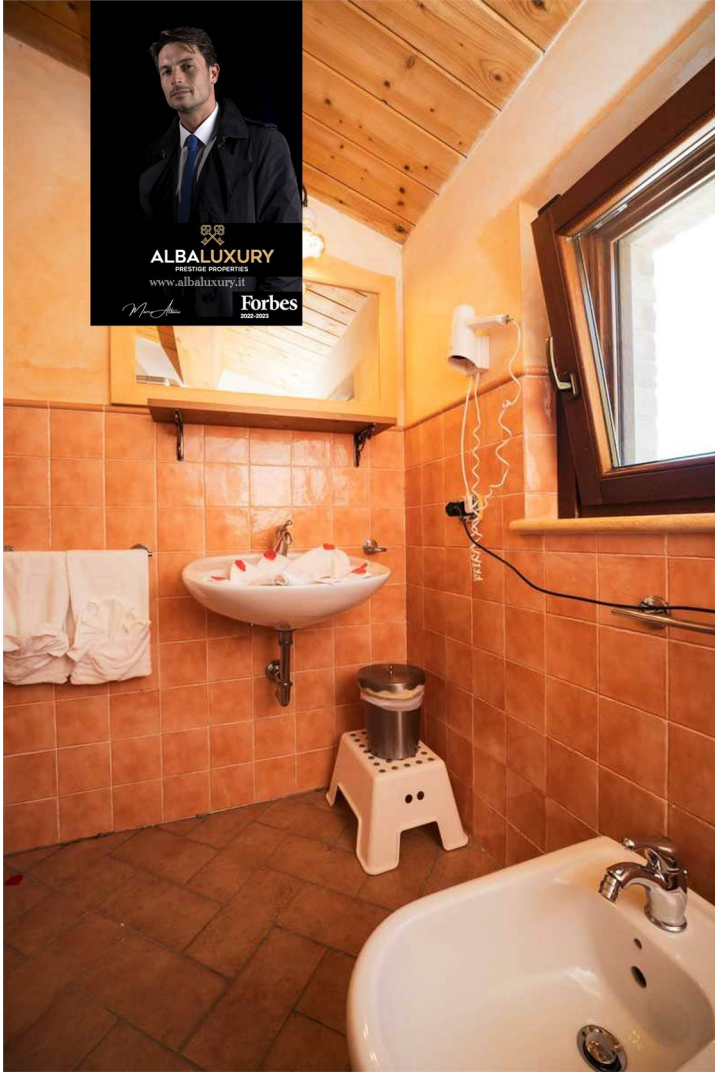
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