

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 Loreto Aprutino (PE) Via Alessandro Pertini 3

### Fantastic property in Abruzzo

Discover a corner of paradise immersed in nature, where tradition and modernity come together in a unique experience. This charming farmhouse, established in the 1980s, is located 300 meters above sea level, in a strategic position between the sea and the mountains, surrounded by olive groves and stunning views.

The historic property, which includes a 1600s house, a church, and a shelter, offers two rooms and ten apartments elegantly furnished for every need. Guests can relax by the pool, admiring the spectacular views of the Gran Sasso and Majella mountains, or explore the historic towns of Loreto Aprutino, Penne, Pescara, and Atri, as well as the wonderful Abruzzo National Parks.

Mario and Gabriella, the owners, are dedicated to providing a warm welcome and valuable advice to make your stay unforgettable. The cuisine is a true journey through the flavors of Abruzzo tradition, thanks to dishes prepared by Nonna Olga, which will delight guests' palates with local specialties.

The farmhouse is also an example of excellence in organic farming, with 11 hectares of olive groves producing high-quality organic extra virgin olive oil, as well as vegetables, cereals, saffron, and other fresh products. Guests can taste these products in the on-site dining area, while the courtyard animals and bees complete the agricultural offering.

With an area of 260,000 square meters and 4,000 square meters covered, this property represents a rare investment opportunity in a serene and authentic environment, ideal for those seeking a peaceful retreat immersed in the natural beauty and culture of the region.

#### INFORMATION

Ref.	Abruzzo 0123
Type	Sale
Category	Villa
Price	3,500,000.00
Annual Expense	
Year	
Energetic Class	D 120.21

#### NUMBER

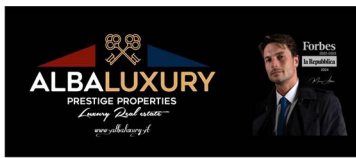
Rooms	40
Bedrooms	
Bathrooms	
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	4000
Garden	260000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
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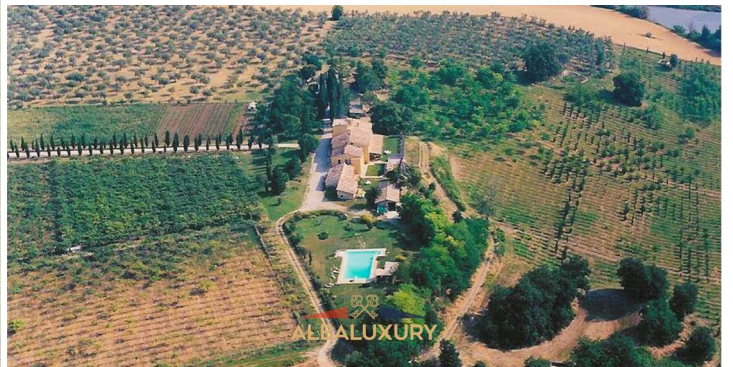
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View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Air heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed		

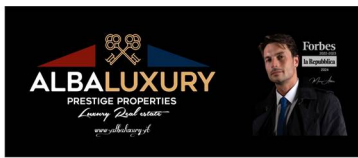
## ACCESSORIES

Air conditioning	Fireplace	Chimney flue	Electric gate	Double glazing
Swimming pool	Data network			

## IMAGES



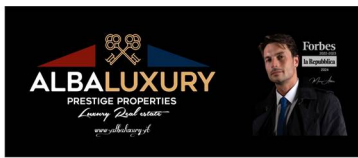




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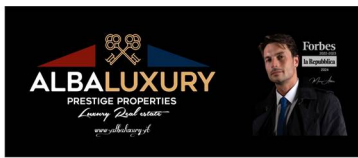




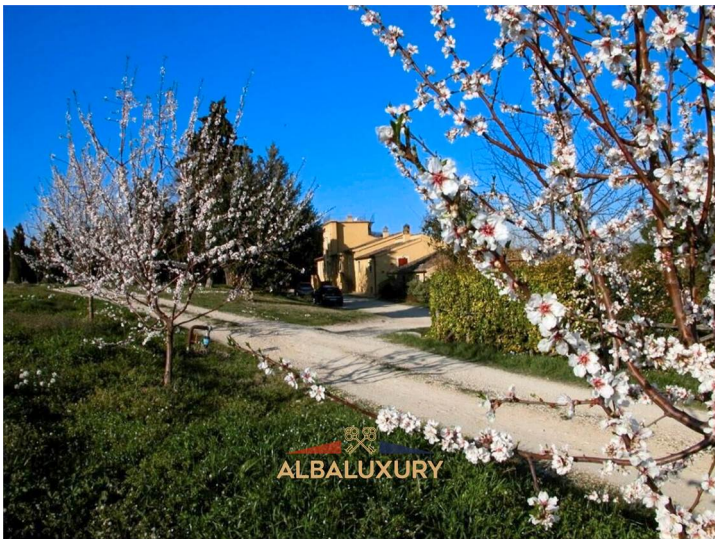
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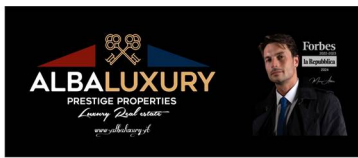




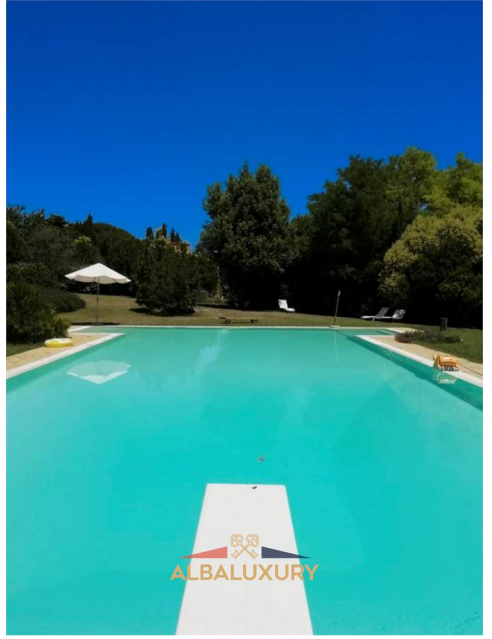
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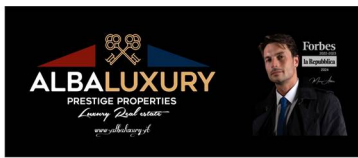




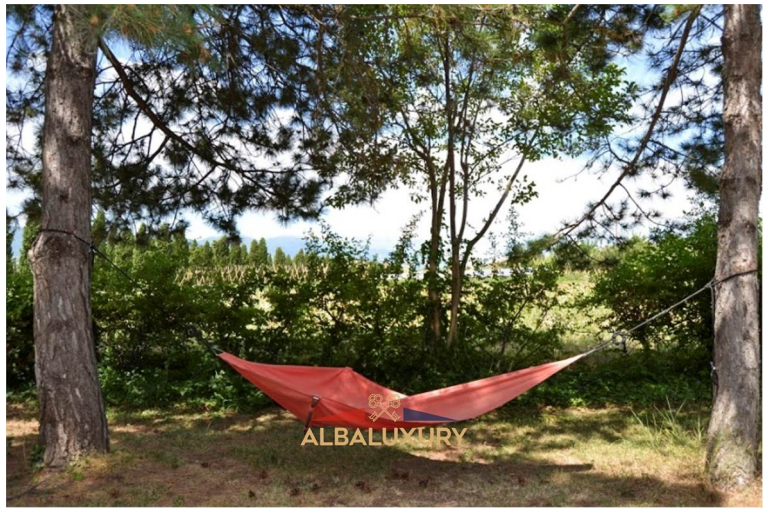
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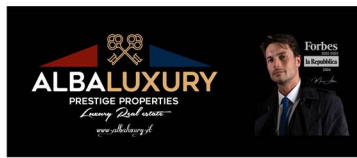




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