



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Ascoli Piceno ! An Idyllic Countryside Retreat in the Heart of the Marche I Real estate Marche



IT-0551-KA

Panoramic view  
63100 Ascoli Piceno  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	63100
<b>Country</b>	Italy
<b>City</b>	Ascoli Piceno
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 260 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 80.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Asking price</b>	550.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

Surrounded by approximately 8 hectares of flourishing land, the estate exudes a sense of exclusivity and harmony with nature. Boasting three elegantly appointed bedrooms and four refined bathrooms, the villa offers a lifestyle of comfort and elegance within a setting that is both tranquil and picturesque a true haven for those seeking peace, privacy, and scenic beauty in equal measure.

With a total internal area of approximately 260 sq.m., the villa is arranged over two levels, thoughtfully designed to offer both flexibility and privacy.

The ground floor welcomes guests with a charming self-contained studio apartment featuring a dining area with kitchenette, a double bedroom, and a stylish bathroom ideal for visitors or extended family. Adjacent to this, and with its own private entrance, is a second en-suite double bedroom, which could easily be connected to the studio to form a larger, self-contained flat.

This level also accommodates a spacious garage (about 25 sq.m.), a utility room housing the central heating system, and an ample storage space (for a total of 16 sq.m.) ensuring practicality is not overlooked in this luxurious countryside dwelling.

The first floor, accessible via a traditional external staircase, unveils the villa's true heart: a delightful blend of modern design and timeless character. A panoramic terrace (about 14 sq.m.) opens into a fully equipped, contemporary kitchen, leading to a warm and inviting living room and a refined dining area that flows seamlessly into a 15 sq.m. covered loggia perfect for al fresco dining with a view. This floor also includes a tastefully appointed guest bathroom and a master bedroom with an en-suite bathroom complete with a walk-in shower.

Rebuilt using an exquisite combination of ancient and modern materials, the villa harmoniously juxtaposes exposed original stonework with luminous white plaster, enhancing the natural light that fills the interiors. Underfloor heating and solar panels for hot water ensure both comfort and energy efficiency, underscoring the villa's commitment to quality and sustainability.

The property is enveloped by approximately 8 hectares of lush, fertile land. A tapestry of verdant woodland, mature olive trees, and a variety of fruit trees including cherries and peaches surrounds the residence, offering not only beauty but also an intimate connection with the land.

From every corner of the garden and surrounding grounds, one can admire sweeping, uninterrupted vistas of the Sibillini Mountains and the distant Gran Sasso



a visual symphony that changes with the seasons, providing endless inspiration and tranquillity.

Positioned in a peaceful, elevated location, the villa enjoys a rare sense of seclusion while remaining conveniently close to civilisation. Just 10 kilometres away lies the enchanting town of Ascoli Piceno known as The City of a Hundred Towers.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Ascoli Piceno



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**Your contact person**

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