



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Elegant villa with guesthouse and pool in a beautiful sea-view location| Real estate Italy



IT-0512-KA

Seaview

62012 Civitanova Marche

Italy



## Data overview

|  |   |
|--|---|
| <b>Type of property</b>                    | House   |
| <b>Kind of property</b>                    | Villa   |
| <b>Postcode</b>                            | 62012   |
| <b>Country</b>                             | Italy   |
| <b>City</b>                                | Civitanova Marche   |
| <b>Additional geographical information</b> | Brands  |
| <b>Living space</b>                        | approx. 560 m <sup>2</sup>  |
| <b>Number of rooms</b>                     | 12  |
| <b>Plot size</b>                           | approx. 4.550 m <sup>2</sup>  |
| <b>Number of bedrooms</b>                  | 6   |
| <b>Number of bathrooms</b>                 | 6   |
| <b>Asking price</b>                        | 1.620.000,00 €  |
| <b>Brokerage</b>                           | for the buyer 3,66 % incl. VAT  |
| <b>Condition</b>                           | Well maintained   |
| <b>Contact person</b>                      | Real Estate Italy<br>A company of RustiCasa Concept<br>Nicole Siedersberger-King<br>Lierstraße 8<br>80639 München<br>E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a><br>Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a> |



## Description

Magnificent villa with sea views, guest house and pool.

This splendid villa spans four floors with a total area of 546 m<sup>2</sup> + 174 m<sup>2</sup> terrace:

The ground floor features a classic layout with a central staircase, a living room and a large kitchen.

A convenient elevator connects all floors and provides access to both the east and west-facing terraces.

The first floor comprises the spacious master bedroom with a walk-in closet and en-suite bathroom, both adorned with Bisazza mosaics. The bathroom opens onto a lovely balcony overlooking the garden, pool and the sea.

An additional bedroom with panoramic views and another bathroom, also decorated with Bisazza mosaics complete this floor.

The top floor offers two bedrooms and two bathrooms.

The basement has been transformed into a generous living room with direct access to the garden through two large French doors.

This property offers ample space for large events with many guests or a professional studio where creativity can flourish.

A two-car garage and a spacious storage room are available.

The annex with its large terrace is the perfect retreat, situated directly by the panoramic pool.

A living area with floor-to-ceiling windows, a kitchenette, two bedrooms, and a bathroom provide plenty of space for friends and guests.

The utility room and pool showers are located beneath the guest villa.

The garden's highlights include the natural terraces and the stunning infinity pool overlooking the sea.

A refined property at the foot of Civitanova Marche with sea views.



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Further information and floor plans are available upon request.

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

## Location

Civitanova Marche, Macerata, Marche.

The property is located on the outskirts of Civitanova Marche, on the slopes of a hill.



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### **Your contact person**

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