



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Stunning Villa Project in the Hills of Le Marche | Real estate Italy



IT-0518-KA

Panoramic view
62018 Potenza Picena
Italy



Data overview

Type of property	House
Kind of property	Villa
Postcode	62018
Country	Italy
City	Potenza Picena
Additional geographical information	Brands
Living space	approx. 170 m ²
Number of rooms	4
Plot size	approx. 850 m ²
Number of bedrooms	3
Number of bathrooms	3
Asking price	620.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	First occupancy
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com

Description

This charming villa project offers a unique opportunity to secure not only the land but also a fully approved construction project in the Italian hills. The property is designed with a focus on sustainability and quality craftsmanship. It features a home constructed entirely from wood, complemented by photovoltaic panels. The interiors will showcase modern elegance, with elegant wooden flooring and durable porcelain stoneware details.

The layout maximizes indoor-outdoor living, including two loggias and 3 bedrooms, offering plenty of space for relaxation and family time. Situated on an 850 sq.m. plot, there's also the option to acquire additional land from an adjacent owner, allowing for an expanded lot with room for a swimming pool and increased privacy from the road and nearby properties.

This 170 sq.m. villa project will be crafted entirely from wood and enhanced with aluminum window frames, and brick exterior siding. It is designed as a single-story residence.

Enter through a welcoming 10 sq.m. loggia and step into a bright, open-plan living, dining, and kitchen area. The space is enveloped in natural light, thanks to several floor-to-ceiling windows that open onto a second, larger loggia of 22.3 sq.m., offering majestic views of the Italian hills. The interior style is sleek and contemporary, with wooden flooring and top-of-the-line finishes throughout.

From the kitchen, enjoy convenient access to a spacious pantry, or head to the left to reach the home's nighttime area. This section features three bedrooms, two bathrooms, and a walk-in closet. Additionally, there will be a service bathroom to complete the well-planned layout. For added comfort, there is also the possibility of adding an integrated ventilation system to enhance indoor air quality.

For more offers please consult our web site www.real-estate-italy.com.

Location

This villa will be situated in the countryside of Potenza Picena, a charming town in Le Marche, Italy, surrounded by rolling hills and close to essential services, shopping options, and restaurants. The Adriatic Sea is just a 10-minute drive away.



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Your contact person

Real Estate Italy
A company of RustiCasa Concept
Nicole Siedersberger-King
Lierstraße 8
80639 München
E-Mail: info@real-estate-italy.com
Homepage: www.real-estate-italy.com

The information and advertising of **Italien Hauskauf** is not legally binding.