



**Elegant and refined villa with swimming pool in Ascoli Piceno (Marche)**

*Italy, The Marches*

<b>Price:</b>	<b>€ 2 200 000</b>
<b>Object type</b>	House, Twin Houses, Mansion, castle, estate, Apartment
<b>House type</b>	Detached house
<b>Market</b>	Resale
<b>Reconstruction date</b>	2012
<b>Year built</b>	1960
<b>Bedrooms</b>	5
<b>Number of rooms</b>	10
<b>Land area</b>	5500 m2
<b>Apartment/building area</b>	1100 m2
<b>Category</b>	For sale



Aesthetically elegant and refined, this villa is located in a natural green area which is completely fenced and surrounded by exotic flora creating a sumptuous atmosphere and maximum privacy.

In the spacious and well-kept garden is a swimming pool of approximately 140 square meters

The villa is crowned by a veranda in the style of a real tower-belvedere from where one can enjoy the enchanting panorama. The villa is distributed on two levels plus a basement for a total of approximately 1,100 square meters. On the first floor is an entrance, a hallway, a large mezzanine living room with fireplace, dining area, a kitchen and further living room with tv area and bathroom. Between the entrance and the living area is the sleeping area with four bedrooms each with private a bathroom including a master bedroom with a whirlpool tub covered with a precious mosaic of 2000 pieces. The entire level is endowed with quality materials such as brushed oak parquet (80% of the surface), ceilings with exposed beams, wooden window frames with thermal glass, LED lights, air conditioning, underfloor heating and heat pump. The finishes evoke a suggestive, modern and welcoming atmosphere.



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Continuing via an external staircase to the ground floor for a total of about 600 square meters where there are a series of areas and rooms used as a fitness space as well as technical rooms, storage rooms, closets, and studios etc. In the basement are several unfinished rooms ideally located for the completion of a possible spa area. The annex of approximately 70 square meters consists of a living room, kitchen, bedroom and bathroom. There is also a conveniently located large garage of approximately 300 square meters.

The grounds of more than 5500 square meters are completely fenced and equipped with two tennis courts and a swimming pool. The gardens have an automatic irrigation system for the more than 500 ornamental plants which have been carefully planted to form harmonious outdoor spaces which are equipped with Flus outdoor lighting.

The property dates back to around 1960 and was completely refurbishment in 2012 and is perfectly maintained. All services and utilities are connected and fully functional. It is equipped with electric entrance gates and an alarm system covering the entire property with 20 cameras.

This would make a wonderful private villa or a small high-end accommodation facility. There is the possibility of doing accommodation exchanges with other properties on the sea.

The villa is: 25 km from the beach of San Benedetto del Tronto, around 25 km from the A14 exit San Benedetto del Tronto, and 100 km from the airport of Ancona and Pescara. Ascoli Piceno is a historic, elegant and refined city with 100 towers and it boasts various interesting tourist attractions, cultural activities, excellent food and wine, and sporting events, as well as hiking trails, riding stables, and ski resorts.

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