

# Le Marche

## Ascoli Piceno

Réf. 5954: Villa delle Camelie is a luxury villa with swimming pool, tennis courts, and gym for sale in Le Marche.

Prix: € 2.200.000



# Description

Villa delle Camelie is a luxury villa with swimming pool, tennis courts, and gym for sale in Le Marche. Aesthetically refined and elegant, the villa is located 25 km from the beach of San Benedetto del Tronto. The villa is also completely fenced and surrounded by exotic vegetation that gives it maximum privacy giving it a tone of exclusivity.

In the large and well-kept garden, a swimming pool of about 140 square meters stands out, arranged on two levels, crowned by a veranda that for its position seems to be a real watchtower from which to enjoy the enchanting and vast panorama. The villa is structured on 2 levels plus a basement for a total of approximately 1,100 square meters.

The first floor is developed as follows: entrance, a hallway and access to a large mezzanine living room, with fireplace, dining area, continuing you enter the kitchen and further living room with TV area and bathroom. Between the entrance and the living area there is the sleeping area with four bedrooms each with a private bathroom, one of which is a master bedroom with a whirlpool tub covered with a precious mosaic of 2000 pieces. The entire floor is covered with fine materials, such as brushed oak parquet for 80% of the surface, ceilings with exposed beams, wooden window frames with thermal cut glass, LED lights, air conditioning, underfloor heating plus heat pump.

Continuing through an external staircase to the ground floor for a total of approximately 600 square meters, we find various areas and rooms used as a fitness area, as well as technical rooms, warehouses, storage rooms, studies, etc. In the basement there are unfinished rooms ideally arranged to complete a possible spa area. The annex to the property, of about 70 square meters, consists of a living room, kitchen, bedroom and bathroom. There is also a large garage of about 300 square meters.

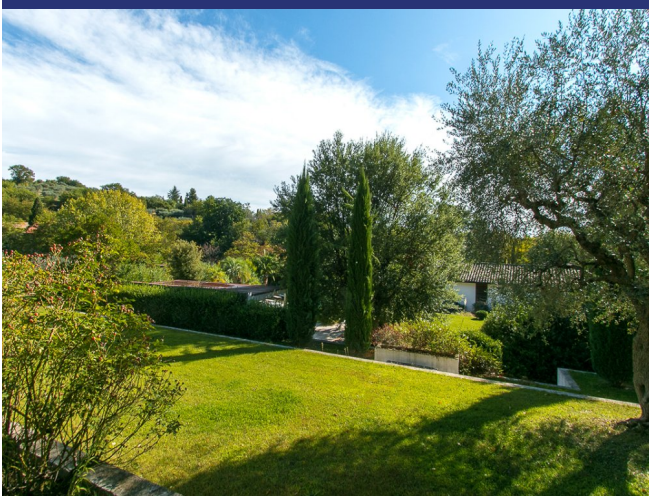
The entire area of over 5500 square meters is completely fenced and equipped with two tennis courts, in addition to the swimming pool, the park is equipped with automatic irrigation, everything has been planted with 500 ornamental plants of medium and high trunk perfectly arranged in a harmonious way, the Flus outdoor lighting gives the context an atmosphere, during twilight, unique and suggestive.

The first construction of the building dates back to around 1960. Complete renovation in 2012 and perfectly maintained to date. All services and utilities are connected and fully functional. Furthermore, it is equipped with electric entrance gates, an alarm system over the entire area with 20 cameras,

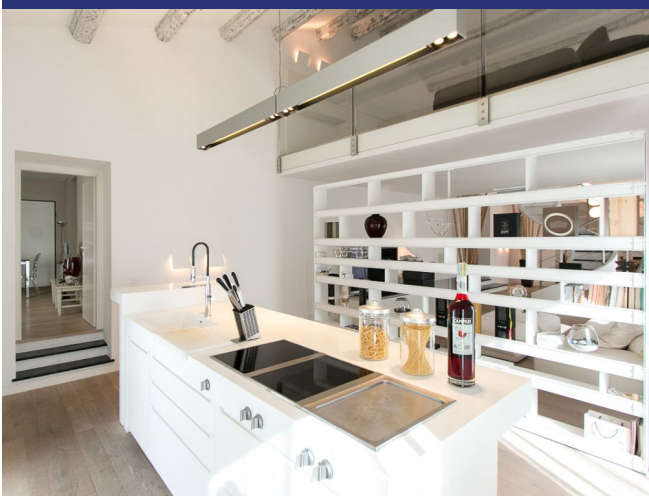
The property is located 25 km from the beach of San Benedetto del Tronto, about 25 km from the A14 motorway exit San Benedetto del Tronto, 100 km from Ancona airport and Pescara airport. Ascoli Piceno is a historic, elegant and refined city, a city of 100 Towers, it boasts various and interesting tourist, cultural, food and wine, and sports itineraries, a few km away hiking trails, riding schools, ski resorts.

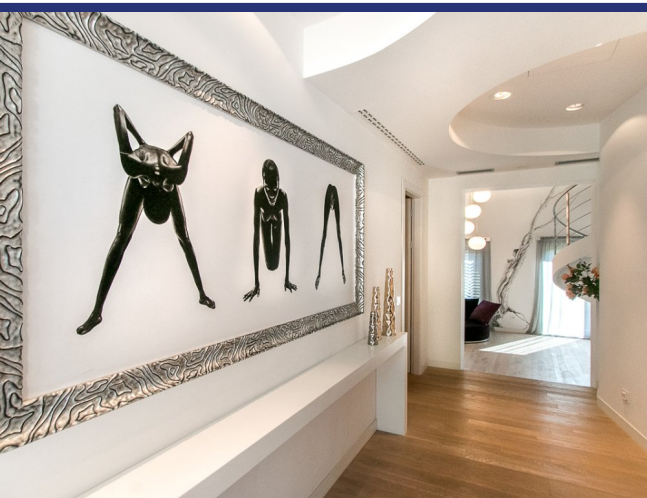
# Les photos

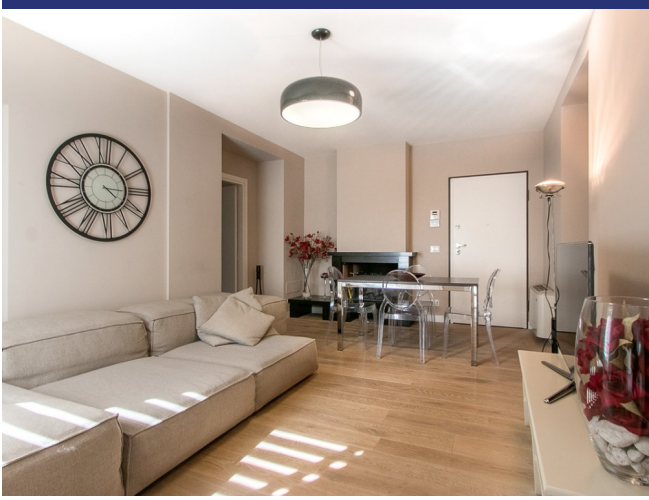


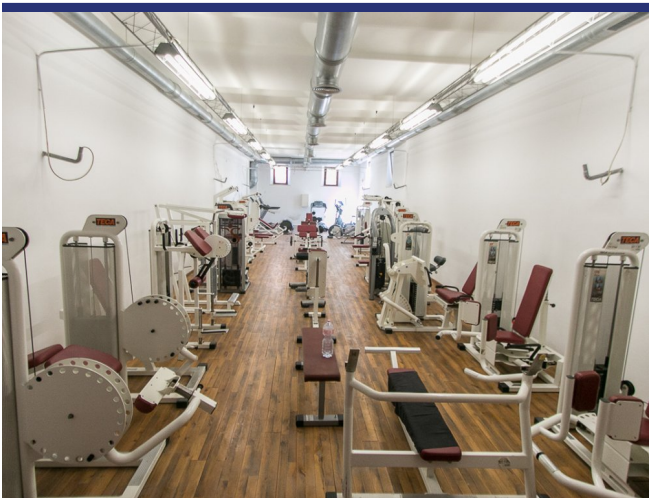
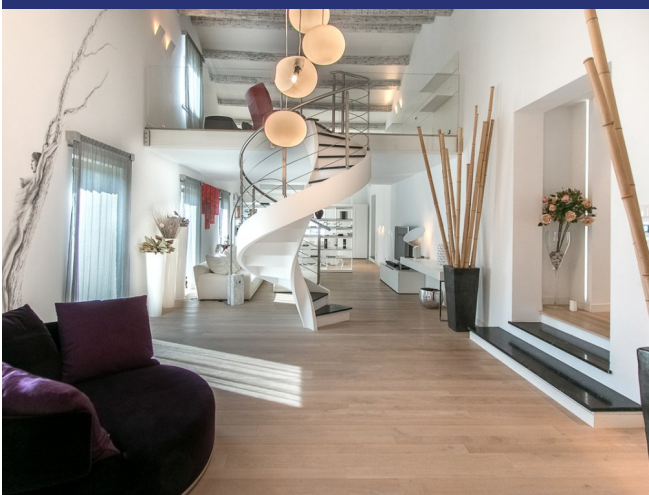
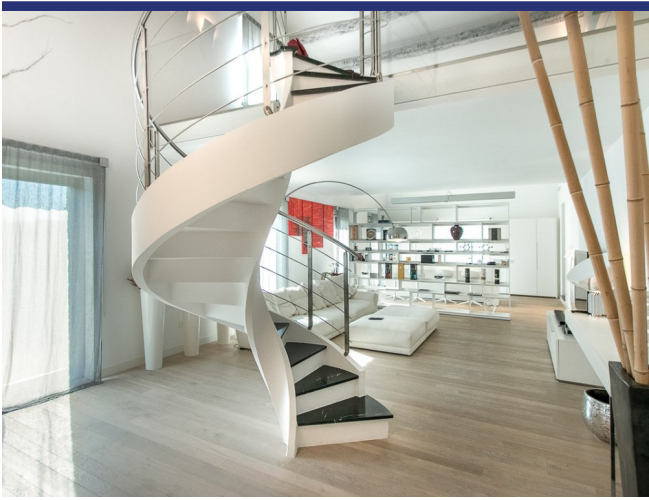




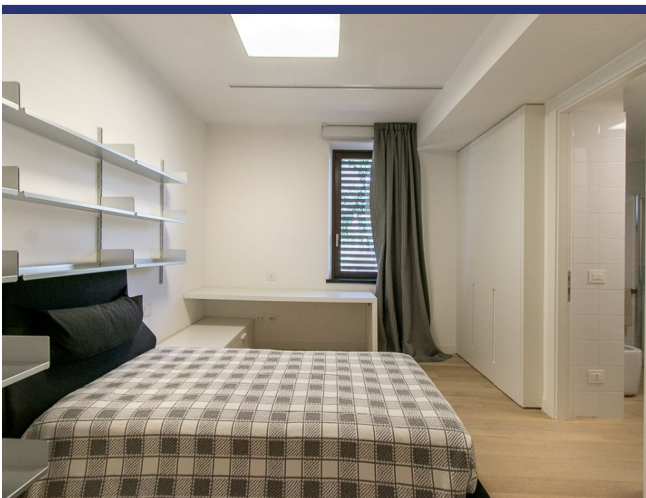
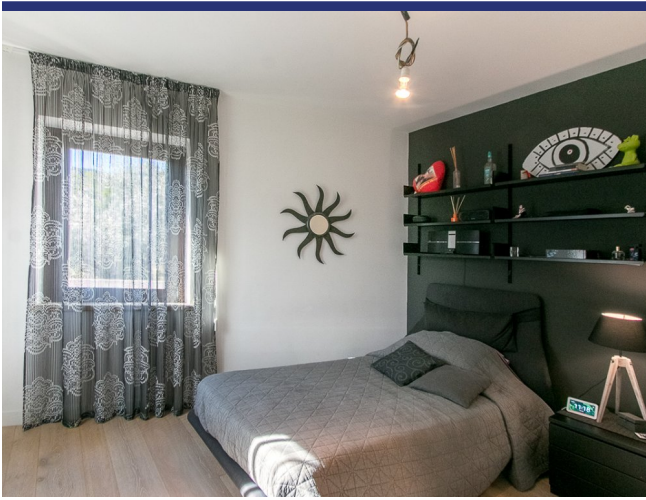




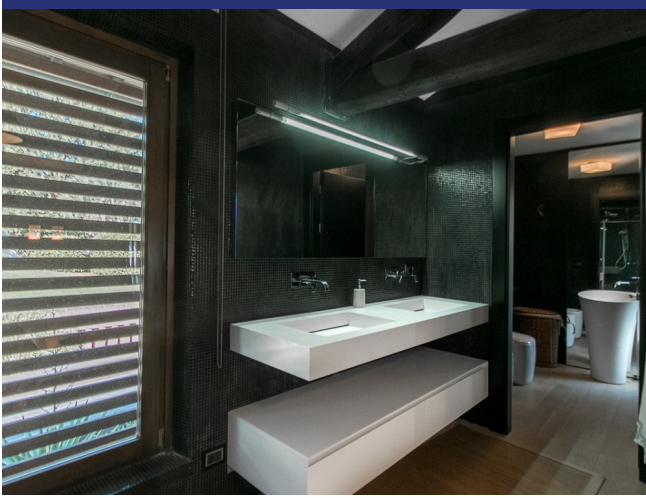


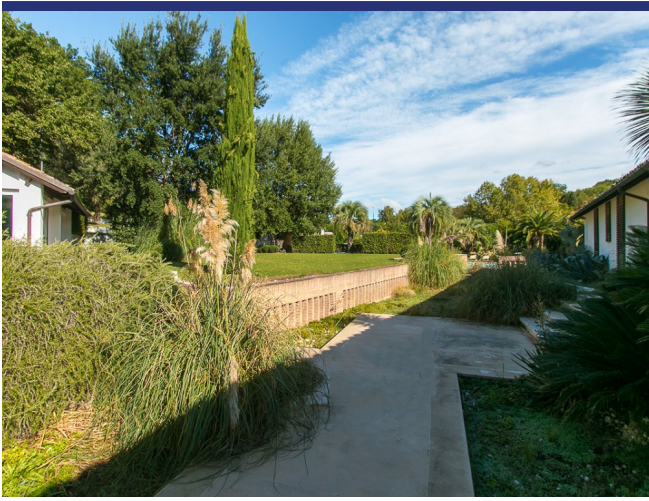
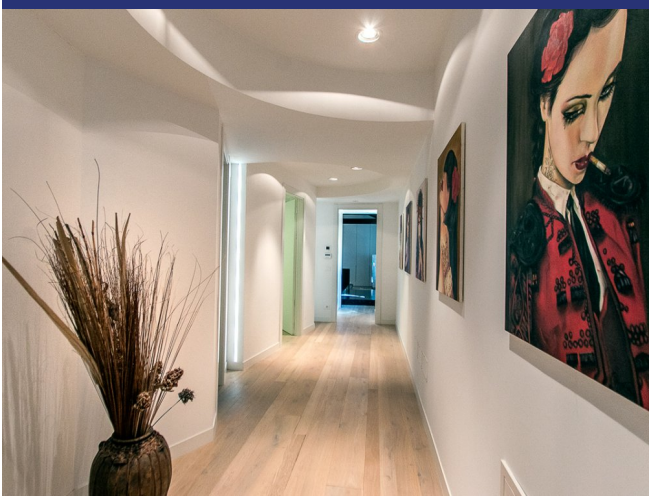
















# Endroit & détails



(la marque n'est pas l'emplacement exact du bien)

- Reference: 5954
- Villa/Ferme
- Vue panoramique
- 25 km du lac
- 5 km du village
- Jardin
- Terrasse
- Chauffage central
- Climatisation
- Garage: Oui
- Studio indépendant: à réaliser
- piscine: Oui
- Prix: € 2.200.000
- Surface habitable: 1100 m<sup>2</sup>
- Surface du terrain: 5500 m<sup>2</sup>
- Chambres: 5
- Salles de bains: 6
- potentiel à la location: Très bon
- Condition du bien: Très bon
- Statut: Disponible

# Information

## Le processus et les frais d'achat

Pour plus d'information sur la procédure d'achat, n'hésitez pas à nous contacter. Nous vous enverrons avec plaisir notre documentation détaillée sur le processus d'achat, les démarches à faire et les frais d'acquisition.

## Que fait ItaliaCasa

ItaliaCasa est un agence international immobilier avec seulement 1 spécialisation: l'immobilier italien! Nous combinons le meilleur de deux mondes. Solidement installé en Italie, nous n'oublions pas nos racines d'Europe du Nord. Nos représentants multilingues en Italie sont une garantie pour une connaissance parfaite des conditions du marché local. Nous comprenons nos clients internationaux comme nous comprenons la manière italienne de faire des affaires. Cela nous permet d'offrir à nos clients la meilleure assistance possible au cours du processus d'achat.

## Pourquoi choisir ItaliaCasa?

Nous parlons votre langue et comprenons vos désirs. Sur internet, de nombreux intermédiaires proposent de l'immobilier à l'étranger. Souvent, ces intermédiaires n'ont aucune connaissance de l'immobilier Italien, de la situation du marché Italien, du système juridique Italien, ce qui nuit gravement à un quelconque accompagnement sérieux et professionnel. Chez ItaliaCasa nous connaissons tous les objets proposés et les avons sélectionné spécifiquement pour pouvoir correspondre aux souhaits des clients du marché nord-européen. Ensuite nous accompagnons la totalité du processus d'achat. Il s'agit d'un travail de spécialistes qui savent à quel moment des difficultés peuvent être rencontrées et quelles affaires nécessitent une attention plus particulière lors d'un achat. Tous les aspects cadastraux, juridiques et de permis de construire sont mis en perspective afin de représenter le client au mieux. Avec comme principal objectif : un achat réussi et sans soucis!

## Voulez-vous en savoir plus?

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