Coldwell Banker Gruppo Bodini
Via Orazio, 23 - 00193 Roma
Phone number (+39) 06 84000000 Fax (+39) 06 99335441

Detached House for Sale in Potenza Picena

€ 685.000

Ref. CBI038-2956-301737



480 sq.m | Bathrooms: 4 | Bedrooms: 5 | Rooms: 12

HISTORIC 19TH-CENTURY VILLA FULLY RENOVATED WITH 1,000 SQM PRIVATE GARDEN – JUST 10 MINUTES FROM THE SEAIn the heart of the historic center of Potenza Picena, in an exclusive and private setting, we are pleased to offer a magnificent 19th-century historic villa, completely renovated, never lived in, and ready to move into.
One of the property's greatest strengths is its strategic location: all main amenities, including supermarkets, schools, pharmacies, the town hall, and public transport, are within walking distance, allowing for a comfortable daily lifestyle without the need for a car. The Adriatic coast is also just a 10-minute drive away.
The villa is surrounded by a magnificent private garden of approximately 1,000 sqm featuring centuries-old trees, secluded green areas, relaxation spaces, and private parking spaces. The outdoor area also includes a convenient storage building.
Thanks to windows and balconies on every side, the entire property enjoys exceptional natural light throughout the day.
The villa is currently divided into two independent apartments, offering remarkable versatility and making it ideal for large families, those wishing to combine home and work, create a hospitality business, or divide the spaces between multiple households.
GROUND FLOOR APARTMENT – 90 SQMThe first apartment, located on the ground floor with an independent entrance, consists of a living room with kitchen, master bedroom, bathroom, and laundry room. An ideal solution for guests, relatives, or independent use.
MAIN RESIDENCE – 320 SQM WITH PRIVATE ELEVATORThe main residence, also featuring an independent entrance and served by a private elevator, extends over multiple levels for a total surface area of approximately 320 sqm.
On the ground floor there is a study room, also perfect for professionals wishing to combine residence and workspace.
The first floor hosts a stunning living area comprising a large eat-in kitchen, elegant double living room, dining room, and bathroom - spacious and bright interiors designed for comfort and entertaining.

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The second floor is dedicated to the sleeping area, featuring four double bedrooms, a bathroom, and an additional bathroom/laundry room.
The property is completed by an attic level with technical room and storage area.
RENOVATION & TECHNOLOGYThe entire property has undergone a complete renovation with state-of-the-art certified systems.
Features include a photovoltaic system, thermal insulation coating, and high-performance thermal and acoustic windows and doors, ensuring maximum living comfort and excellent energy efficiency, with management and utility costs close to zero.
DEVELOPMENT POTENTIALThe property also offers significant future development opportunities, including the possibility of building a private swimming pool within the garden and constructing a second villa of approximately 240 sqm over two levels.
Thanks to its characteristics, this property is ideal for large families, those wishing to create a prestigious hospitality business, a boutique B&B, or a charming private residence, as well as professionals seeking a representative home with private office space.
The layout of the property also allows for a potential subdivision into multiple residential units.
A truly unique property, ready to move into, where history, elegance, space, and innovation come together in one of the most charming areas of the Marche region.

Property Informations

Address: Viale Trieste	**Zip code**: 62018
Livable surface: 450.00	**Bedrooms**: 5
Bathrooms: 4	**Rooms**: 12
Internal condition: Restored	**Floor**: Multilevel
Total floors: 3	**Parking space**: Uncovered
Lift: Yes	**No architectural barriers**: Yes
Date of construction: 1860	**Current condition**: Available after the deed of sale
Balconies: Present	**Garden**: Private, 1.000 sq.m
Kitchen: Eat-in kitchen	

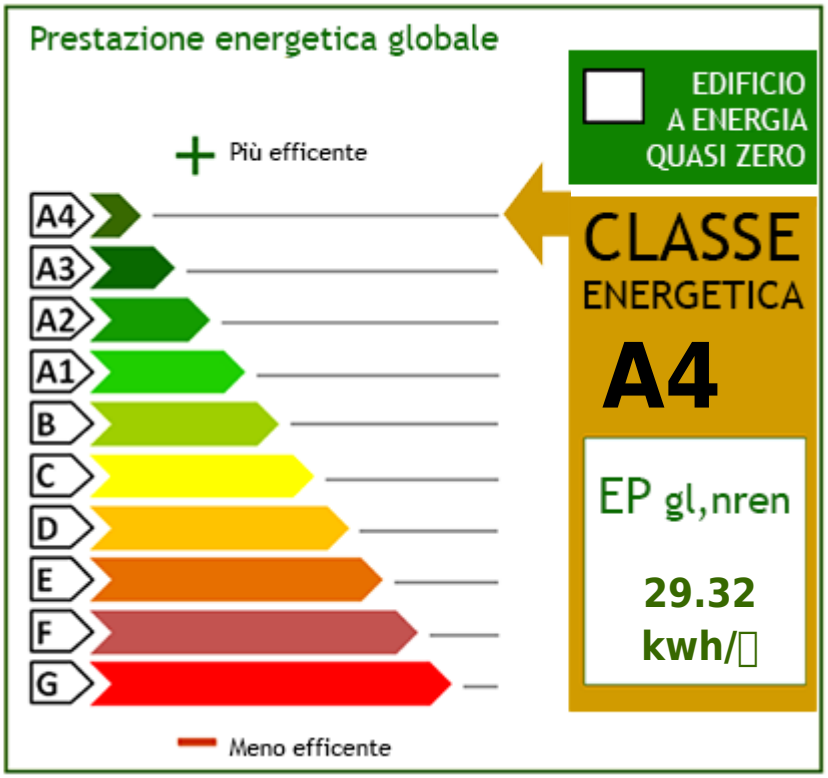
Features

Antenna: Independent	SAT Tv: Independent	Storage
High-speed internet connection	Fastweb connection	Fireplace
Air conditioning	Parquet	Telephone system
Electric system: Compliant	Shower	Preparation for alarm system
Safety deposit box	Pool	Panoramic view

Nearby

Gyms	Beauty centres	Soccer fields	Sport centres
Tennis courts	Cycle paths	Playgrounds	Rail station
Public transports	Nursery school	Primary schools	Secondary schools
High school	Bar	Post offices	Shopping centres
Municipal office			

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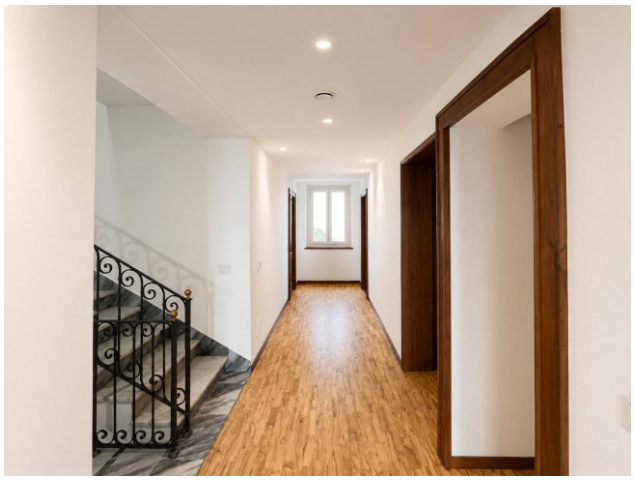








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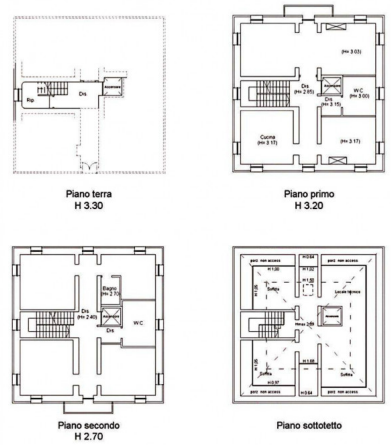




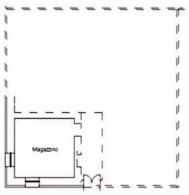




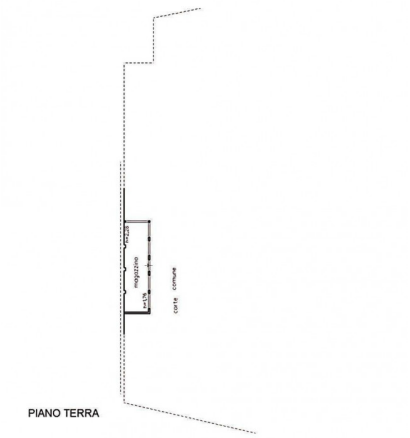


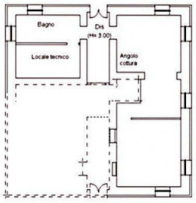


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