

Villa to Buy in Sant'Omero



350 sm | Bathrooms: 3 | Bedrooms: 3 | Rooms: 10

Villa Alfra with garden, swimming pool and more than 100 olive trees, at 12 kms from the beach of Alba Adriatica for sale in Sant'Omero, Teramo, Abruzzo, Italy.

Few kms from Sant'Omero, one of the most ancient and important town of Val Vibrata , is for sale this splendid villa , perfectly maintained , providing all the comforts.

The villa was built in 1985 and recently refurbished throughout. It is perched on a green plateau , at circa 200 mts a.s.l. and circa 30 kms from Teramo. The Villa enjoys great views across the rolling hills nearby and it comes with an equipped football pitch, all protected by hedges and fences, with access through a large gate served by video entryphone.

Furthermore there are extra 12 hectares of land , half used as garden with a nice fruit orchard and where there is a lovely swimming pool , a covered terrace to enjoy al fresco meals with family and friends as well as large covered parking areas and 2 garages, one of which used as tool shed.

The other half of land is an extensive olivegrove with circa 100 trees which provide an excellent oil . Among this real paradise ,rises the villa with its 250 sqmt over 3 floors where at the ground floor is the kitchen, office ,fully equipped with ultramodern internet receiver, dining room, breakfast room, livingroom with fireplace, portico and bathroom; an elegant staircase then leads to the first floor where there are 3 large double bedrooms , all with air conditioniong and with access onto the panoramic terrace , 2 bathrooms and a balcony; there is also an approved planning permission for extension including an extra lounge, en-suite double bedroom and a bathroom. The property ends up with a 40 sq.mt underground cellar, ideal to store wines and oils .

The villa has a private spring from a big well , mainly used for irrigation through automatic spray system for all the garden and to fill the

pool .

Alarm system and electrical equipment fitted with breakers including the major electric gates.

Most of the existing contents, machines and tools , except some personal items , is included in the sale so that to enhance the new buyer just to access the house and enjoy it with all the comforts it offers , without worrying about nothing!

Very comfortable setting, close to "the road of wines" where it is possible to visit important and famous wine cellars such as Illuminati and Montepulciano d'Abruzzo and very close to the splendid sandy beaches with crystal water of Alba Adriatica, Tortoreto , Giulianova and San Benedetto del Tronto , 30 mins drive to the Sibillini mountains and only 28 kms to Gran Sasso with its famous skiing resorts.

Property information

Code: 111906	Reason: Buy
Type: Villa	Region: Abruzzo
Province: Teramo	Municipality: Sant'Omero
Price: € 650.000	Total Square Meters: 350 sm
Bedrooms: 3	Bathrooms: 3
Rooms: 10	State of Preservation: Excellent
floor: Multi-Storey	Total Floors: 2
independent Heating: independent	Parking: Carport
Age Construction: 1980	Current Status: free upon deed
Available: Yes	Balconies: Present, 5 sm
Terrace: Present, 35 sm	Garden: Private
Max Number of Beds: 10	Double Beds: 2
Single Beds: 1	Kitchen: Regular Kitchen
Box: Double, 36 sm	

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Public Transport
Kindergarten	Elementary Schools	Schools	Cafe
Post Offices	Shopping Centers	Municipal Offices	









