

Villa to Buy in Santa Vittoria in Matenano



400 sm | Bathrooms: 2 | Bedrooms: 4 | Rooms: 12

Art Nouveau style villa with garage, courtyard, and garden for sale in the picturesque town of Santa Vittoria in Matenano, in the Ponte Maglio area, nestled in the gentle hills of the Aso valley, in the province of Fermo, Marche, Italy.

Built before 1967, the villa is in perfect condition, thanks to the recent renovation completed in 2021, and offers a total gross area of approximately 400m² spread over multiple floors.

Access to the property is guaranteed by a driveway connected to the village street connected to the Provincial road. Inside, you will find spacious and bright rooms, perfect for two families as it is divided into two apartments (1st and 2nd floor). On the ground floor, there is a large studio and several accessory rooms.

The villa has 12 rooms, including 4 bedrooms and 2 bathrooms, 2 balconies, a terrace, and a studio that offer all the comfort and privacy necessary for a serene life.

The heating system is autonomous and pellet-based, with aluminum radiators, ensuring efficient and comfortable management of the internal temperature. Double-glazed wooden windows and frames ensure excellent thermal and acoustic insulation performance, contributing to maintaining a cozy and quiet atmosphere inside the house.

The villa, with its modern and designer style, perfectly suits the tastes of the most demanding. Its exposure on all four sides (north, south, west, and east) guarantees magnificent natural light and enchanting views of the surrounding hills.

The large eat-in kitchen is the heart of the house, ideal for hosting friends and family during convivial dinners and lunches.

The villa has two balconies (one per floor) and a terrace on the ground floor, perfect for outdoor relaxation while admiring the breathtaking panorama. Outside, the villa is surrounded by a private garden complete with fencing with two entrances, one drivable and one pedestrian, where a wooden shed for garden tools and an aviary are located, ideal for nature lovers and those seeking an oasis of peace and tranquility.

Furthermore, the property has a small plot of land (buildable) currently suitable for fruit trees, vegetable cultivation, and aromatic plants. Regarding additional services, the villa has a double garage, two uncovered parking spaces, a cellar, a storage room, and an attic, thus offering ample storage space for your daily needs.

In summary, this villa represents an excellent opportunity for those seeking a modern and prestigious residence, immersed in nature but convenient to services and ideal both as a holiday home and as a primary residence.

Don't miss the opportunity to live in a unique and charming place like Santa Vittoria in Matenano, halfway between the Sibillini Mountains and the beaches of the Adriatic Sea.

Ancona airport is about an hour's drive away.

Contact us to arrange a visit!

Certificates

Energy Class:

Property information

Code: 114171	Reason: Buy
Type: Villa	Region: Marche
Province: Fermo	Municipality: Santa Vittoria in Matenano
Price: € 400.000	Total Square Meters: 400 sm
Bedrooms: 4	Bathrooms: 2
Rooms: 12	State of Preservation: Restored
floor: Multi-Storey	Total Floors: 4
independent Heating: independent	Parking: Uncovered Parking
Age Construction: 2021	Current Status: free upon deed
Available: Yes	Balconies: Present
Terrace: Present	Garden: Private, 1.500 sm
Double Beds: 3	Single Beds: 1
Kitchen: Regular Kitchen	Box: Double

Nearby

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







