Casa In Immobiliare
Via Piemonte, 79 - 63074 San Benedetto del Tronto (AP)
3477575205

building plot for sale in Colonnella Collinare
€ 72.000
Ref. 9071



1.700 sq.m.

REF. 9071 - COLONNELLA - Building Plot with Olive Grove – Abruzzo -

Located just a short distance from the centre of Colonnella, in a private yet easily accessible setting, we offer for sale a property that combines a building plot with a productive olive grove, in a strategic location between Abruzzo and Marche. Its proximity to the Adriatic coast (less than 7 km) and excellent connections via the A14 Autostrada Adriatica make this an attractive opportunity also from an investment perspective, particularly for tourism-related projects.

The property extends over approximately **11,000 sqm in total** and is divided by the quiet Via dei Calanchi, ensuring convenient access while maintaining privacy. The main portion features an olive grove of about **10,420 sqm with approximately 300 well-maintained olive trees**, offering both scenic value and agricultural potential. On the opposite side lies the building plot of 600حوالي**sqm.**

From a planning perspective, it is possible to develop a property of up to **360 sqm,** with a **maximum height of 10.5 metres** and **up to 3 levels**, allowing for flexible design solutions such as a spacious private villa, a semi-detached property, or a residence intended for rental income.

KEY FEATURES

* **Strategic location**: close to the town centre, the sea, and well connected
* **Large land size**: approx. **11,000 sqm**
* **Productive olive grove**: approx. **300 trees**
* **Building plot:** approx. **600 sqm**
* **Development potential:** up to **360 sqm – 3 levels**
* **Excellent connections**: A14 Autostrada Adriatica + nearby airports
* **Strong investment potential: i**deal for residential or tourism development
* **Flexible purchase options:** possibility to buy plots separately

A rare opportunity combining **development potential and agricultural value,** ideal for both private use and investment in one of the most desirable areas between coast and countryside.

Features

ref. no: 9071	motivation (sale/rental): Sale
Categoria: building plot	address: via dei calanchi, 1
Town: Colonnella	Zona: Collinare
total sqm: 1.700 sq.m.	Buildable sq.m.: 360 sq.m.















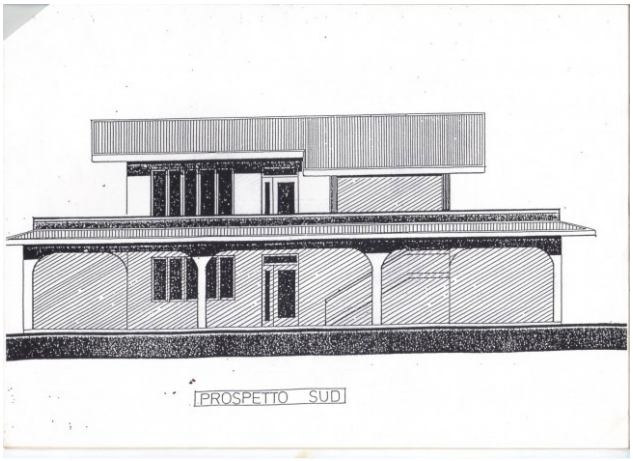

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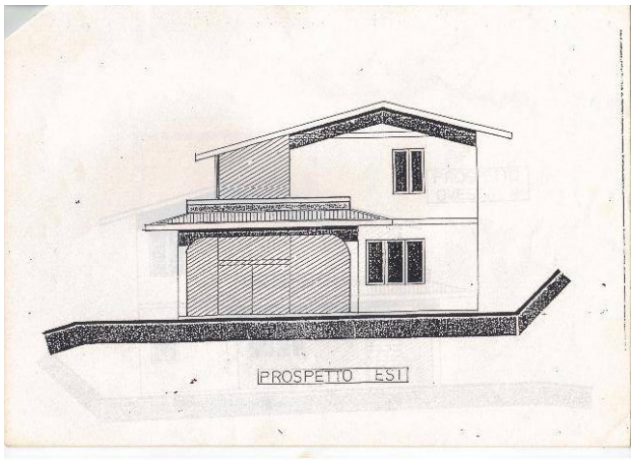
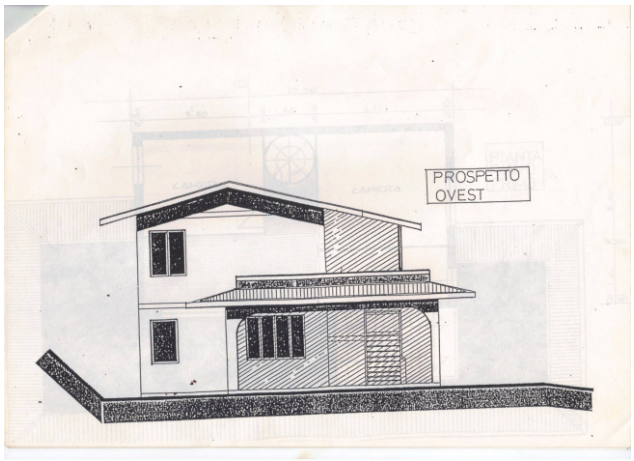
Via Piemonte, 79 - San Benedetto del Tronto (AP) - 3477575205
info@casainsanbenedetto.it - https://www.casainsanbenedetto.it/en
VAT 01960340444







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