

# manor for sale in Acquaviva Picena Residenziale Price on Application Ref. 8946



**330 sq.m. | bathrooms: 3 | bedrooms: 4 | rooms: 10**

**REF. 8946 - ACQUAVIVA PICENA (AP), ITALY**

**Property type:** Detached villa with land

**Land area:** 5.3 hectares

**Features:** Olive grove and walnut trees – panoramic countryside views

## Description

We offer for sale a **beautiful brick villa set in the countryside of Acquaviva Picena**, surrounded by **5.3 hectares of private land** enriched with olive and walnut trees, enjoying **stunning open views over the surrounding hills**.

The property has a unique and authentic character. It is the result of the union of **two traditional farmhouses**, carefully renovated while preserving their original charm. **Exposed bricks and stone** have been maintained, while the interiors have been meticulously finished, creating a harmonious balance between **historic character and contemporary design**.

The villa features a **distinctive architectural structure**, developed over multiple levels, creating a dynamic interplay of volumes and perspectives. The house blends naturally with the surrounding landscape, becoming an integral part of the environment.

One of the most remarkable features of the property is the **large surrounding park**, which has been carefully cultivated over more than **fifty years**. The result is a true **oasis of peace and privacy**, with generous outdoor spaces and the possibility to build a **panoramic swimming pool**.

#### Interior layout

- Kitchen
- Dining room
- Living room with antique fireplace
- Study
- 3 bedrooms
- 3 bathrooms
- Beautiful covered outdoor porch

#### Additional features:

- Independent guest house (dependance)
- Extensive private land with olive and walnut trees

**An exclusive property ideal for those seeking a charming residence immersed in nature and tranquility in the hills of the Marche region.**

## Features

|                                |                                  |
|--------------------------------|----------------------------------|
| ref. no: 8946                  | motivation (sale/rental): Sale   |
| Categoria: manor               | address: via santa caterina, 2   |
| Town: Acquaviva Picena         | Zona: Residenziale               |
| total sqm: 330 sq.m.           | bedrooms: 4                      |
| bathrooms: 3                   | rooms: 10                        |
| conservation status: excellent | floor: multi-storey              |
| total floors: 2                | independent heating: independent |
| Construction age: 1970         | garden: private, 1.000 sq.m.     |
| sea distance: 5.000 meter      | kitchen: habitable               |
| porch : 40 □                   | fireplace                        |
| shower                         | ADSL line                        |







