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## Villa Castelletta

Civitanova Marche (Macerata)

**€ 1,500,000**



### Details

700 Square metres  
Unrestored Structure to improve  
Rural, Hilltop  
Excellent asphalt road  
Land: 2.00 hectares

### Features

Arches  
Handmade tiles  
Exposed beams  
Sea views  
Fenced land  
Private parking

### Services

Electricity

### Nearest towns

Civitanova Marche, 2 min.  
Ancona, 40 min.  
Macerata, 30 min.

### Nearest airports

Ancona, 40 min.  
Pescara, 80 min.  
Rome, 180 min.



### **Villa Castelletta, Civitanova Marche (Macerata)**

The first owners of Villa Castelletta must have been people with flair of finding the best possible position in Civitanova Marche. This immense property has is strategically located on one of the highest hills directly surrounding the town. The panoramic view on is unspoiled - an amazing feat because at the coast is it quite busy with the 'autostrada' (tollway) and the train. However, at this property you will hear and see nothing of these still important access routes. So, you will have a breath taking view on Adriatic Sea - the property is only two kilometers away from the coast. Furthermore, you will have a clear view on the famous Conero rock and - in the far distance - the peaks of the Sibillini Mountains.



This property is a gem for people who would like to have sufficient (floor) space for realizing their dream; with more than 800 square meters of floor space it is like an empty canvas waiting to be filled in. The main house has circa 700 square meters and on the plot you will find five other structures; two storage towers (silos) and three buildings with a floor space ranging from 40 to 60 square meters.

The whole plot is 2 hectares, providing ample space for a large swimming pool and tennis court. The beauty is that, although the property is located on top of the hill, the plot level without slopes.



Within minutes you are in Civitanova Marche and on the coast. Civitanova Marche is a real shopping paradise and is has its fair share of excellent fish restaurants. Also, the many typical Italian beach clubs are offering a wide variety of how to enjoy the sandy beaches (from the family oriented clubs to the more luxury styled - lounge - clubs). The vicinity of the 'autostrada' means that you could be everywhere in no time?

