

## Villa for sale in Treia

### € 1.350.000

### Ref. PU-204



**381 sq.m. | Bathrooms: 5 | Bedrooms: 4 | Rooms: 13**

Puzielli Real Estate Agency offers a prestigious villa with a swimming pool for sale in Treia. The villa was built in 2012/2013 on a beautiful hilltop with panoramic views of the villages and hills of the Marche region. The ground floor, where the residence is located, comprises an entrance hall, living room with fireplace, study, eat-in kitchen, four bedrooms, and four bathrooms.

This exclusive property has its main entrance via a magnificent period staircase that connects the garden to the first floor, which houses the reception area. The entrance hall, large living room with a marble fireplace, dining room, kitchen, utility room, guest bathroom, and a large terrace overlooking the garden are located on the first floor. The second floor is accessed via an external staircase that leads to a terrace overlooking the valley. The basement, connected by an internal staircase, offers a total of 139 square meters of basement space, constructed entirely of 40 cm thick reinforced concrete walls and a 50 cm thick reinforced concrete roof. The property includes 14,390 square meters of land with over 170 plants and fruit trees (apple, pear, cherry, mulberry, persimmon, walnut, medlar, almond, plum, pomegranate, jujube, fig), and ancient grapevines, as well as 57 olive trees, 38 of which are centuries-old, producing good olives and oil.

This villa for sale in the Marche region was built with a reinforced concrete load-bearing structure and a wooden roof. The structure of the external perimeter walls and internal load-bearing walls is composed, starting from the outside, of 6 cm of polystyrene, a 25 cm reinforced concrete wall, and an additional 12 cm of polystyrene, for a total thickness of 43 cm. The

interior spaces are enclosed at the top by a load-bearing slab made with the same technology as the wall, i.e., a polystyrene structure and a reinforced concrete slab above, for a total thickness of 32 cm. The roof of the entire building is made of a wooden load-bearing structure, with thermal insulation and a double-layer bituminous membrane to ensure waterproofing, all completed with a terracotta tile roof. The floors are stoneware in the living area and parquet in the bedrooms. Wooden windows with thermal glass. Wooden doors. Electrical system is up to standard. Heating is provided by a radiant floor system powered by a LPG condensing boiler. There is also a solar heating system, a 4.86 kW photovoltaic system with on-site metering, and an air conditioning system with heating, cooling, and dehumidification.

This villa is located in a beautiful area of Treia, a municipality in the Province of Macerata, Marche Region (Italy). This area boasts panoramic views of the rolling Marche hills, the historic town center, and the Apennines. Its proximity to the town and all essential services make it ideal. The coast is a 40-minute drive away, while the Sibillini Mountains are a 35-minute drive away.

This exclusive villa is perfect as a primary residence or vacation home for a family looking to live and invest in one of Italy's most beautiful regions. It's also an excellent investment property for exclusive rentals.

## Certification

**Energy Class:** A3

## Features

|                                 |                                       |
|---------------------------------|---------------------------------------|
| Code: PU-204                    | Reason: Sale                          |
| Categoria: Villa                | Address: Contrada San Carlo           |
| Zip Code: 62010                 | Municipality: Treia                   |
| Total Square Meters: 381 sq.m.  | Bedrooms: 4                           |
| Bathrooms: 5                    | Rooms: 13                             |
| State of Preservation: Restored | Number of uncovered parking spaces: 3 |
| Level: Buildings                | Total Floor: 3                        |
| Heating: Heating                | Parking: Uncovered Parking            |
| Age Construction: 2013          | Current Status: Vacant at closing     |
| Terrace: Present                | Garden: Private                       |
| Sea Distance: 45.000 meter      | Kitchen: Regular Kitchen              |
| Box: Single, 30 sq.m.           | Terrace                               |
| Tv Antenna : Private            | Porch                                 |
| Tv SAT : Private                | Closet                                |
| Fireplace                       | Air-Conditioned                       |
| Telephone System                | Wiring : Up to code                   |
| Shower                          | Predisposition for Alarm              |
| Safe-Deposit Box                | Shutters                              |
| Private swimming pool           |                                       |

## Nearby

|                 |                 |
|-----------------|-----------------|
| Gyms            | Spa             |
| Football Fields | Fitness Centers |

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Cafe

Post Offices

Municipal Offices







