



LUXURY ESTATE WITH PARK AND PRIVATE LAKE FOR SALE IN ABRUZO, JUST 30' FROM THE SEA

Teramo – Teramo – Abruzzo



Interiors
1,790 m²

Bedrooms
13+

Bathrooms
16+

Total land
5.5 ha

Located among the gentle hills of Teramo, in northern Abruzzo, this extraordinary property represents a rare opportunity to acquire a unique historic residence, characterized by privacy, charm, and great potential. The estate includes an 18th-century villa, incorporated within a small private hamlet entirely purchased by the ancestors of the current owners, along with several hectares of surrounding agricultural land. Access is via a private road leading to a setting of absolute tranquility and privacy: on one side a large Italian garden, on the other the unspoiled Abruzzo countryside. Silence and absolute tranquility define the atmosphere of the property.



ROMOLINI
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SUMMARY OF THE PROPERTY

REFERENCE #: 3043 – VILLA DEGLI ABRUZZI

TYPE: 18th-century villa

CONDITIONS: restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 1,790 square meters (19,260 square feet)

TOTAL ROOMS: 37

BEDROOMS: 13+

BATHROOMS: 16+

ANNEXES: warehouse, service rooms

MAIN FEATURES: exposed stone and brick walls, terracotta, *graniglia* and wooden flooring, frescoed vaulted ceilings, manorial chapel, garage, warehouse, Italian garden, panoramic terrace, lake for irrigation

EXTERIOR: 5.5 hectares (13.5 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected + photovoltaic system (20 kW)

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 326.73 kWh/m²year)

HEATING SYSTEM: radiators + fan coils

CLOSEST CITIES AND TOWNS

Closest services (4km; 5'), Teramo (6km; 10'), Giulianova (29km; 30'), Roseto degli Abruzzi (31km; 35'), Ascoli Piceno (43km; 50'), San Benedetto del Tronto (54km; 45'), L'Aquila (61km; 50'), Chieti (76km; 1h), Pescara (78km; 55'), Ortona (96km; 1h 5')

CLOSEST AIRPORTS

Pescara P. Liberi (66km; 55'), Ancona R. Sanzio (145km; 1h 30'), Roma Ciampino (179km; 1h 55'), Roma Fiumicino (204km; 2h 10'), Perugia San Francesco (220km; 2h 20')



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VILLA DEGLI ABRUZZI

Located among the gentle hills of **Teramo**, in northern **Abruzzo**, this extraordinary property represents a rare opportunity to acquire a unique **historic residence**, characterized by privacy, charm, and great potential.

The estate includes an **18th-century villa**, incorporated within a small private hamlet entirely purchased by the ancestors of the current owners, along with several hectares of surrounding agricultural land. Access is via a private road leading to a setting of absolute tranquility and privacy: on one side a large Italian garden, on the other the unspoiled Abruzzo countryside. Silence and absolute tranquility define the atmosphere of the property.

This property presents an exceptional opportunity for an international buyer seeking a prestigious residence, a charming hospitality project, or an exclusive retreat immersed in history and nature.

DESCRIPTION OF THE PROPERTY

The **main villa** (1,125 m² – 12,105 ft², 11 bedrooms and 15 bathrooms), spread over four levels, has been completely renovated with full respect for the original style. The interiors are enriched with frescoes on vaults and walls, preserving the timeless authenticity and elegance of the dwelling. On the ground floor, there is also a private chapel, ideal for religious ceremonies and/or moments of reflection. The top floor of the building is currently in a builder's finish and offers great potential for development and customization, including the possibility of creating a wellness center.

One of the most charming features is the large panoramic terrace, with open views of the green hills, snow-capped mountains, and the blue Adriatic Sea. In winter months, the large historic fireplace of the family becomes the warm heart of the residence.

The building's configuration also lends itself to the **creation of multiple independent housing units**, ideal if the idea is to start a hospitality activity.

In a separate wing of the building, with independent access, a **caretaker's apartment** (49 m² – 527 ft², 2 bedrooms, and 1 bathroom) has been created, consisting of a living room with kitchenette, two bedrooms, and a bathroom.

The villa is complemented by a beautiful **8,500-m² park characterized** by an Italian garden, shaded corners, and numerous relaxation areas, with enough space to build a private pool.

Completing the property are a **large warehouse** (393 m² – 4,229 ft²) currently used as a shelter for company vehicles, tools (and cars if needed), and a series of **service rooms** (223 m² – 2,399 ft²) including warehouses, workshops, and storage for agricultural products. A **20-kW photovoltaic system** installed on the shed's roof covers most of the property's energy needs.

On the western side, the property has about **4.6 hectares of agricultural land**, mostly covered with trees but potentially usable for planting typical crops of the area. Additionally, a **private lake** provides water supply for irrigation even during the warmer seasons.

























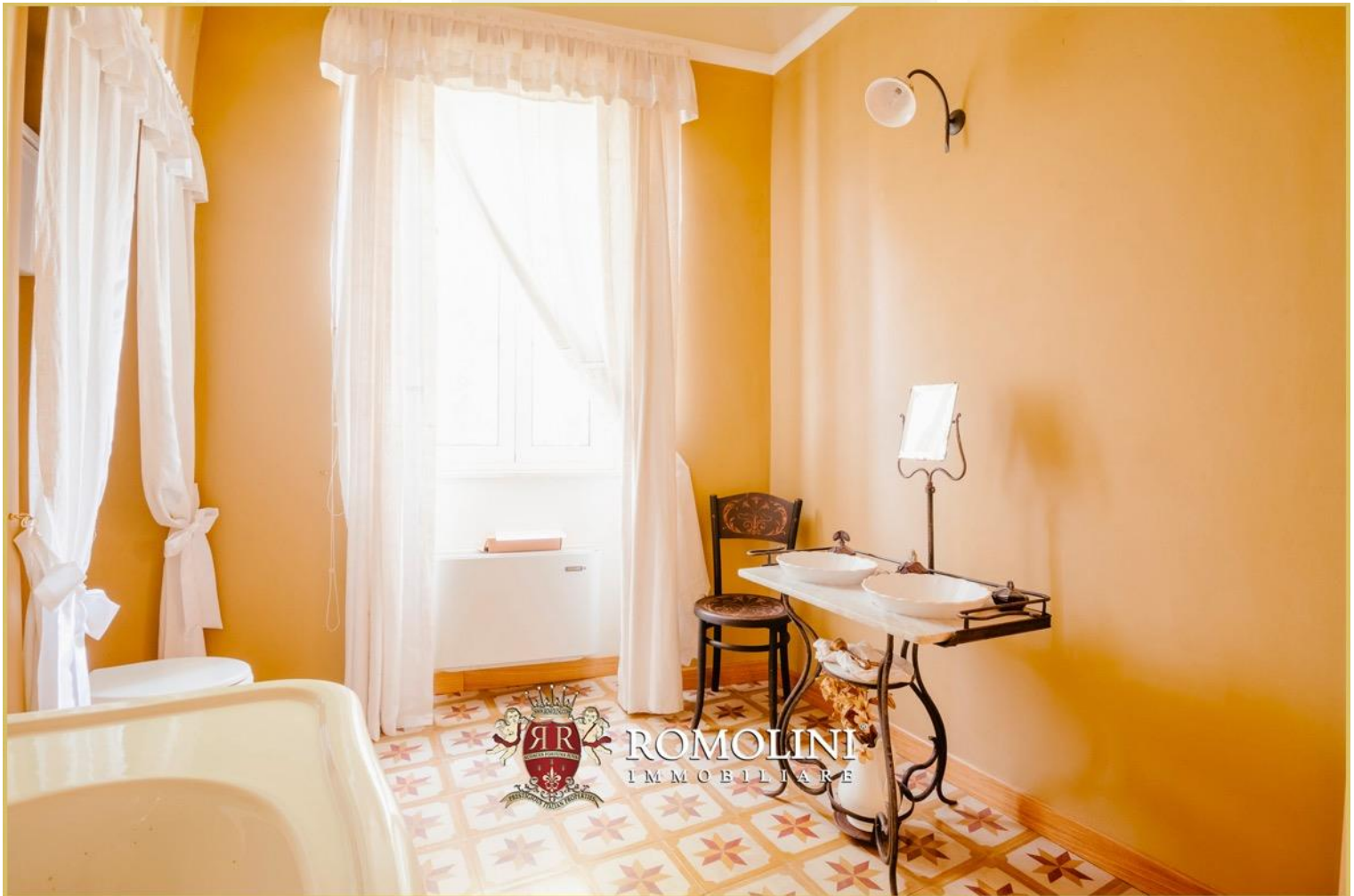






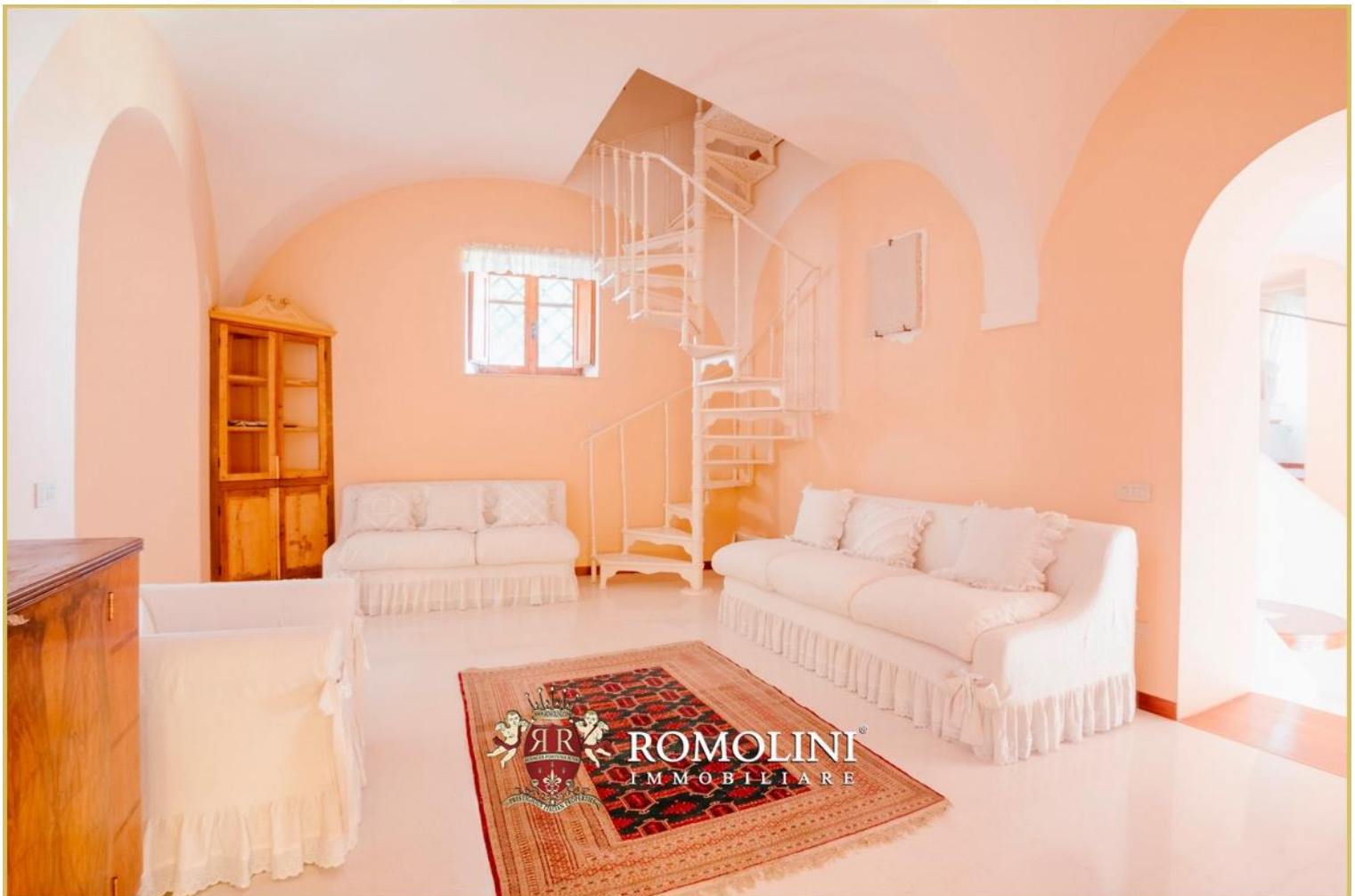








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