Volpes Case srl
via Brenta 2/a - 00100 Roma
Phone number 0632111255

Villa for sale in Villapiana in Rossi area Rossi

€ 295.000

Ref. V81-5611

315 sq.m. | Rooms: 5 | Bathrooms: 2

VILLAPIANA (CS) — CALABRIA'S IONIAN COAST
“I Rossi Estate”
Manor house · 2.7 ha centuries-old olive grove · Year-round sea view
The "I Rossi" estate belongs to the second category. It's not a vacation home with a plot of land around it: it's a multifunctional property combining a luxury villa and a centuries-old olive grove in full production, in one of the most picturesque locations on Calabria's Ionian coast. A unique combination that's hard to find, impossible to build from scratch.
We're nestled in the hills overlooking the Ionian Sea. In summer, the sea is just minutes away. In winter, when the conditions are right, you have the snow-capped peaks of the Pollino behind you and the blue expanse of the sea in front of you—a panorama that few properties in Italy can offer.
TWO REASONS WHY THIS ESTATE IS UNPARALLELED
The villa:
315 square meters spread over two levels, with 3-meter-high ceilings and a portico with brick arches running the length of the façade. Four bedrooms, two bathrooms, a spacious living room, and an eat-in kitchen. Everything was designed for living, not just summertime. The quality of construction and spatial layout are what newer buildings fail to offer: authentic proportions, silence, and privacy.
The olive grove:
2.7 hectares of centuries-old olive trees in full production. In the current economic climate, an olive grove is more than just a landscape:

it's an active agricultural income, a real asset, an anti-inflationary investment. Whoever buys this estate also acquires a productive asset that works independently.
A PROPERTY FOR ALL SEASONS
Tenuta “I Rossi” isn't a summer house. It's a residence that changes with the seasons and improves with each change. Summer brings the warmth of the Ionian Sea and dinners on the porch. Autumn transforms the olive grove into a golden landscape, with the olive harvest marking the estate's rhythms. Winter offers the rarest of views: the snow-capped peaks of the Pollino behind, the sea in front, the fireplace blazing inside. Spring brings everything back into motion.
WHO IS IT FOR?
It's not a property for everyone. The "I Rossi" estate is designed for those seeking something specific: a characterful residence to enjoy year-round or seasonally, far from mass tourism; a tangible agricultural investment with active income; or simply a space to return to, knowing it's theirs, that it produces, that it endures.
Some media may have been generated and/or modified using artificial intelligence.

Certification

Energetic class: G

Property details

Post code: 87076

Bedrooms: 4

Bathrooms: 2

Rooms: 5

Property state: Good

Autonomous heating: Autonomous

Parking space: Uncovered

Current condition: Free to deed

Roof: Current

Garden: Private

Kitchen: Large kitchen

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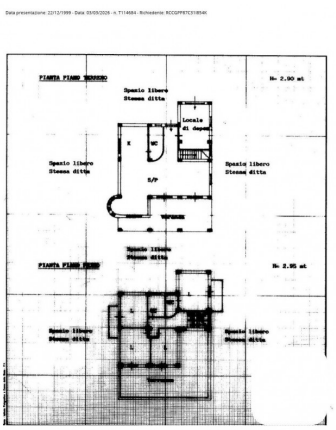

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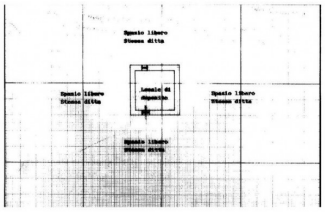

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