**CB Best Properties**
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# Villa for Sell in Fossombrone

Via Piero Stellacci, Pesaro e Urbino, 61034 (PU)

760.000€

## Contact info

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# Description

PROPERTY DESCRIPTION
In Fossombrone, a historic city and important communication route between Rome and Rimini, located in the Metauro valley and famous for the evocative Ponte della Concordia and for natural beauties such as the Marmitte dei Giganti, we offer a splendid villa in a panoramic position.
The property is on three levels and is located just a 10-minute walk from the historic center.
On the ground floor we find the living area with a large living room offering a view of the city, a dining room and a kitchen with access to a large terrace. Through a hallway you enter the sleeping area, consisting of three spacious double bedrooms, two bathrooms, one of which has a hydromassage tub and a practical closet. To enrich this floor, a charming porch ideal for moments of relaxation outdoors.
The first floor houses a 77m2 two-room apartment consisting of a hallway, living room with kitchen and access to the terrace, a double bedroom with exclusive access to a further terrace and bathroom. This configuration makes it perfect for guests or independent use.
On the lower ground floor we find a large 116m2 garage with electric opening, a laundry room, a bathroom, a woodshed and technical rooms. This floor has an independent entrance, offering maximum functionality and convenience.

STATE AND FINISHES
Built in 1994 by the architect D'Errico Sergio with anti-seismic criteria, the villa is made of reinforced concrete with solid bricks, "Styrudur" insulation and perforated vertical block created by the Aguzzi studio. It is also clad in sandstone, giving it a solid and refined aesthetic. It is equipped with a comfortable "Bassetti" lift that serves all floors. The double-glazed wooden window frames and grates guarantee safety and comfort. The parquet flooring and the pink stone staircase from the Gola del Furlo add a touch of elegance to the interiors. The property also includes 14 splendid doors dating back to the end of the 17th century, made with classic wooden tiles carved with classic decorations of the time.
Among the equipment of the villa we find convector heaters, extraction system, air conditioners, electric awnings, alarm system and a private well. The property includes an exclusive garden of approximately 400 m2, ideal for enjoying the tranquility and surrounding panorama.

USE AND POTENTIALITY
This property represents a rare opportunity for those looking for an exclusive residence, combining the charm of an independent villa with the convenience of proximity to the historic center and the main services. Perfect for large families, professionals or for those who want a prestigious home in a privileged position.

DISTANCES AND POSITIONS

CITY
Fano 27.7 km
Genga 50.4 km
Urbino 20.6 km
Ancona 92.9 km
Florence 184 km
Rome 268 km

SEA AND LAKES
Fiastra Lake 115 km
Conero Riviera 94.6 km
Adriatic Sea 34.3 km

AIRPORTS:
Ancona airport: 67.2 km
Perugia Airport: 97.1 km
Florence airport: 256 km
Rome airport: 277 km

HIGHWAY

A14: 25.7 km
A1: 139 km

# Details

- Property ID: CBI160-2597-67
- Surface: 600.00 m²
- Rooms: 16
- Garden: Privato, 400 sqm
- Bathrooms: 4
- Energy Class: E
- Bedrooms: 4

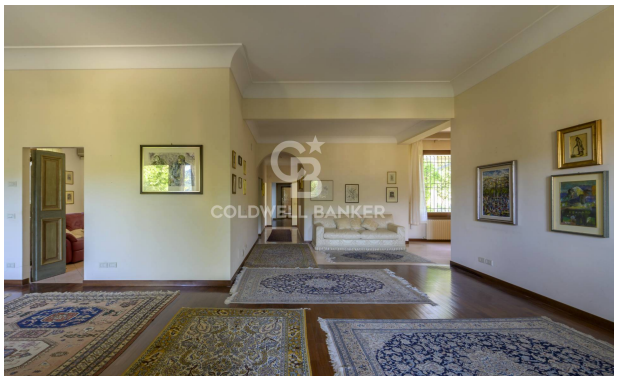
# Property Features

- Floor: Building
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 600.00 m²
- Rooms: 16
- Bedrooms: 4
- Bathrooms: 4
- Kitchen: Habitable
- Position: Central
- Shower: Yes
- Parking space: Covered
- Garden: Private, 400 sqm
- Fireplace: Yes
- Terrace: Present
- Parquet : Yes

# Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

# Images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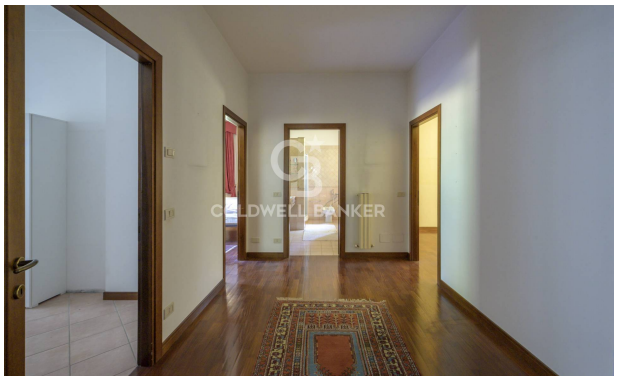
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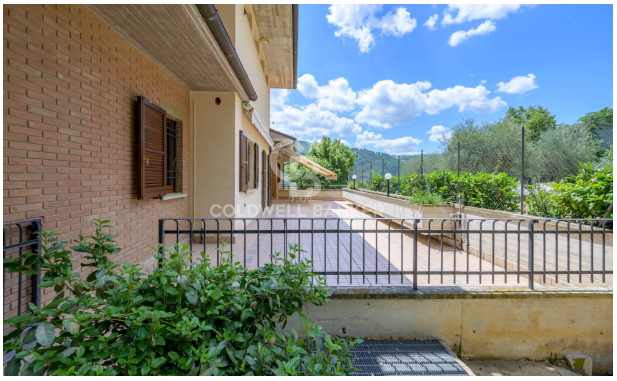
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