



# Rustic/Farmhouse/Court for Sale in San Costanzo

## € 2.050.000

### Ref. CBI099-1528-520554



**450 sq.m | Bathrooms: 9 | Bedrooms: 5 | Rooms: 12**

CHARMING FARMHOUSE WITH POOL IN THE MARCHE COUNTRYSIDE

We offer for sale a few minutes from the heart of San Costanzo and just 9 km from the enchanting beaches of Fano, we offer for sale a prestigious farmhouse with swimming pool, a jewel surrounded by nature. The residence, located in a private and quiet setting, is surrounded by the suggestive hilly landscapes of the Marche and is located near the historic Fanum Fortunae. The internal and external spaces are large and comfortable, offering a unique living experience.

Rebuilt from the ground up in 1994 with a solid reinforced concrete structure, the villa has retained the charm of the past thanks to the recovery of original materials such as authentic tiles and bricks that adorn the facades and interiors. The exposed wooden beams add a touch of warmth and character.

The property is on two levels. On the ground floor there is a large living room with a central fireplace and direct access to the large tiled porch, a dining area, a spacious eat-in kitchen, pantry, two closets, ante-bathroom and two bathrooms with windows. On the first floor, a comfortable sitting room/hallway leads to three bedrooms with private bathroom with window, two further double bedrooms and another bathroom. The basement hosts a large meeting room, closet, changing room for the pool, hallway and two bathrooms.

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Outside, the property is completed by a garage, a large swimming pool of about 150 square meters and a refined wooden structure of about 110 square meters, designed by a well-known architect, perfect as a relaxation area. The garden is well-kept and embellished with ornamental plants, hedges and about 250 olive trees, with an irrigation system, external LED lighting and is completely fenced.

This villa is the ideal choice for those who appreciate elegance, refinement and style. It is perfect for a family, for an investment as a farmhouse or to create a luxury B&B. The property has independent LPG heating and has an energy class E.

## Property Informations

**Address:** Strada del breccione, snc

**Zip Code:** 61039

**Bedrooms:** 5

**Bathrooms:** 9

**Rooms:** 12

**Internal condition:** Excellent

**---> data\_operazione <---:** 0000-00-00

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**:** 7028.00

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**Floor:** Multilevel

**Total floors:** 2

**Date of construction:** 1994

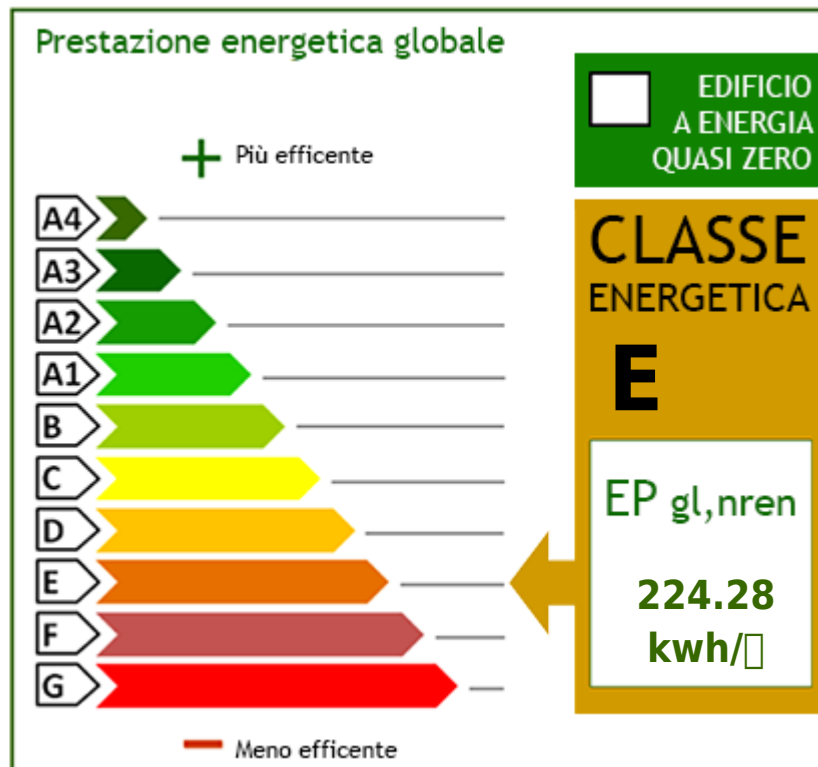
**Current Status:** Available after the deed of sale

**Garden:** Private, 5.000 sq.m

**Sea distance:** 10.000 meter

**Kitchen:** Present

**Garage:** for one car



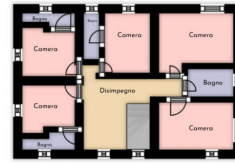












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