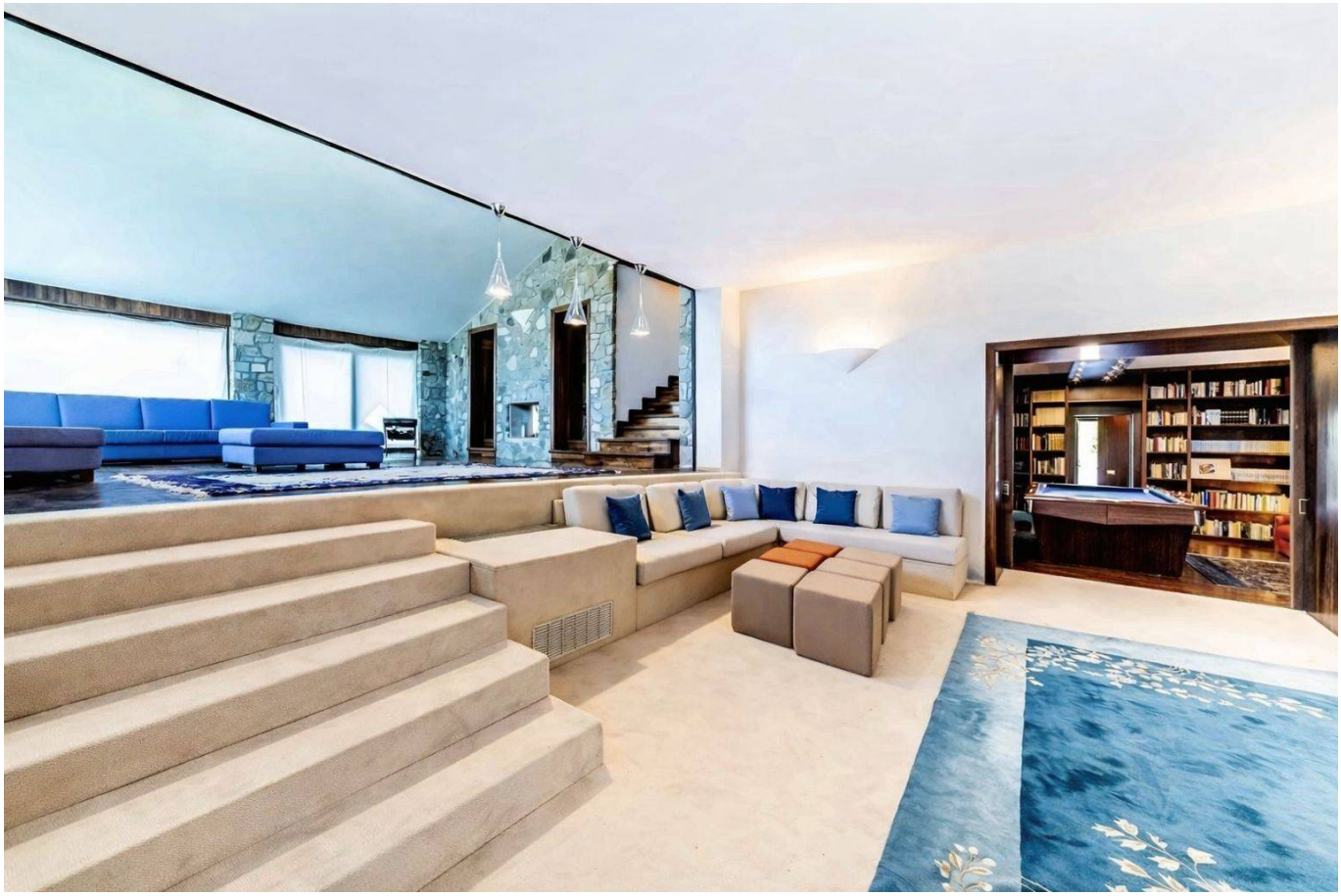
Prime Properties
C.so D'Augusto, 197 - 199 - 47921 Rimini
Phone number 05411524449

Villa for Sale in Mercatino Conca
€ 1.300.000
Ref. CBI127-1560-512



454 sq.m | Bathrooms: 5 | Bedrooms: 4 | Rooms: 16

Nestled in the tranquil hills between the Marche and Romagna regions, just minutes from Mercatino Conca, we offer for sale a splendid charming villa surrounded by over 3 hectares of private property.

The residence stands out for its spaciousness and abundant light: the elegant and welcoming living room is the heart of the home, flanked by charming spaces such as a refined library with billiards table and a study, ideal for working or reading. The spacious, eat-in kitchen is perfect for everyday conviviality.
The sleeping area includes several bedrooms and bathrooms, ensuring comfort and privacy for the entire family and guests.

A distinctive feature is the fully glazed indoor pool overlooking the garden, currently undergoing a complete renovation. It will be heated and equipped with a whirlpool area, transforming it into a true wellness oasis accessible year-round. The property also includes an outdoor pool, also undergoing renovation, next to which an elegant pergola will be built.
The property includes a splendid private park of approximately 3 hectares, offering privacy and direct contact with nature.

The property, completely renovated in 2001 and revalued in 2013, is currently undergoing major improvement works, including:
Complete renovation of the indoor and outdoor swimming pools; construction of a private driveway from the gate to the villa;

installation of a new fully electric heating system with photovoltaic; renovation of some internal flooring; creation of a new room with bathroom on the ground floor.

A unique solution, ideal for those seeking an exclusive residence, surrounded by nature but with high standards of comfort and modernity.
Thanks to its spacious interiors, layout, and extensive grounds, the villa also offers a unique opportunity to develop an exclusive hospitality business, such as a boutique B&B, a charming relais, or agritourism, in a setting of absolute privacy.

Property Informations

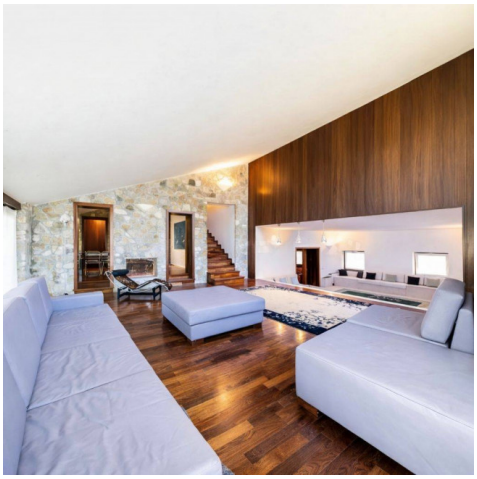
Address: Via Cà Antoniuccio	**Zip Code**: 61013
Bedrooms: 4	**Bathrooms**: 5
Rooms: 16	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: On two levels
Total floors: 2	**Current Status**: Available after the deed of sale
Terrace: Present	**Garden**: Private
Kitchen: Eat-in kitchen	

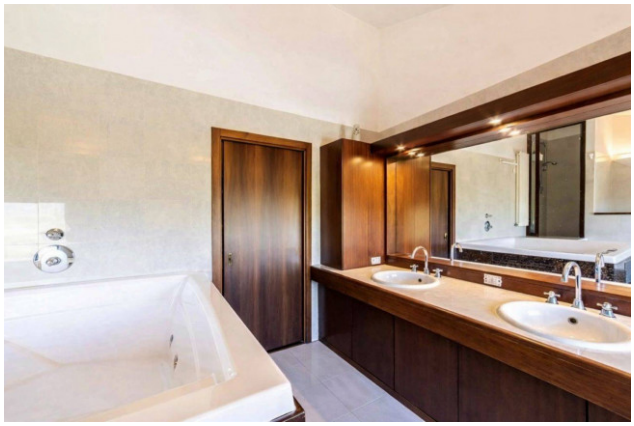
















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