



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Country house with guest house in a beautiful panoramic location, very good condition | Real estate Marche



IT-2323-KA

Panoramic view

61032 Fano

Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	61032
<b>Country</b>	Italy
<b>City</b>	Fano
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 290 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 3.500 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Asking price</b>	870.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

BEAUTIFUL COUNTRY HOUSE VILLA WITH GUEST HOUSE - JUST A FEW MINUTES FROM FANO

In a beautiful quiet panoramic position, about 5 km from the center of Fano, Monte Giove, there is this completely renovated villa with an independent dependance.

The garden of about 3500 m<sup>2</sup> is planted with olive trees, fruit trees, cypresses and centenary oaks and offers the possibility of building a swimming pool.

The country house of about 230 m<sup>2</sup> is spread over two levels:

On the ground floor there is a large living room with fireplace, kitchen, dining room with fireplace, laundry room and small bathroom. From the kitchen and the living room you have access to the covered terrace of about 40 m<sup>2</sup>.

On the first floor we have 3 bedrooms, one with mezzanine and fitted wardrobes, two bathrooms and a storage room.

The outbuilding of about 53 m<sup>2</sup> consists of a kitchen-living room, storage room, double bedroom and bathroom with shower.

Throughout the house there are wooden beams, parquet and terracotta floors and excellent finishes throughout the house, both inside and out.

The interior and exterior fittings are made of varnished wood; the windows are double glazed. In a basement separate from the villa there is the technical equipment and the autoclave for the rainwater collection tank.

More information and floor plans are available on request.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Fano, Pesaro, Marche.



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**Your contact person**

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