



## Luxury 10 Bed Villa for Sale in Fano Le Marche



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 1,710,000

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Adres:	Via Lago di Bolsena 7
Postcode:	61032
Geplaatst:	17-12-2024
Omschrijving:	
Luxury 10 Bed Villa for Sale in Fano Le Marche Italy	

Esales Property ID: es5553648

### Property Location

Via Lago di Bolsena 7  
Fano  
Pesaro Urbino  
61032  
Italy

### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Italy is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.



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The villa has on the 1st floor 5 bedrooms all with en suites and air con. Two of the bedrooms have openings onto a terrace that overlooks onto garden n views of hills and vistas of surroundings of wheat fields the sea can also be seen and is approximately 400 metres away.

The 2nd floor has a very large bedroom with an en suite and a portal window to which the sea can be seen. This room also has a terrace the length of the room which overlooks garden hills and sea views. Plenty of room to sunbathe. It also has an outside water tap.

The ground floor is an open area of approximately 100 square metres of living space which comprises of sitting rooms with one being a tv area, dining area, and a quiet sitting area for reading etc. with a medium-sized fitted kitchen. A large toilet and shower room. Off this area where tv and dining are, there's 50sq metres of lounge n another dining area plus storage. This has a tiled roof. all this area is surrounded by mirrored windows which look onto the back n side garden plus land. Each window is approximately 2 metres in height by 3 metres in width.

On the side of this living area, there's a BBQ area with a sink and water tap.

There's an extended garden area of grass of approximately 1000sq metres to which it embraces some fruit trees n a couple of olive trees, a large carport for 4cars, a garage n a large covered area.

The rest of the land is cordoned off and used as arable land. This land can be used as a camping site or mobile home, for which we have put in an application and are awaiting consent.

The entrance to the villa has a large gate with a drive-through of approximately 25 metre stands with garden grounds of approximately 1000 square metres of frontage, 5 mature olive trees plus fruit trees, plus we have our own well next to the garage. There's also an outside tap and sync. The garden has sprinklers and is on a timer. As you approach the entrance it has enclosed surroundings of large mirrored windows of approximately 40sq metres which has a sitting area and faces southeast and looks onto the main garden.

The villa can be accessed from the side, front n back. The villa is fully alarmed. It has garden lighting all around the villa and spotlights for various areas.

Adjacent to the villa there are two flats on the ground floor which are self-contained each with a separate entrance and a front small garden which faces the hills. These are air-conditioned. Above this there's a self-contained attic flat with a terrace, an outside water tap, a separate entrance and air conditioning.

The garden has David Austin English roses with shrubs n small trees.

The airports are Ancona 35mins, and Bologna one hr n 30mins.

The stations are within easy reach. Bus stops at bottom of the road. Main city Fano Roman town. Plenty of restaurants n bars. We are in le Marche Region.

## ABOUT THE AREA

Fano is a town and comune of the province of Pesaro and Urbino in the Marche region of Italy. It is a beach resort 12 kilometres southeast of Pesaro, located where the Via Flaminia reaches the Adriatic Sea.



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It is the third city in the region by population after Ancona and Pesaro.

Fano is a town and beach resort on the Adriatic Sea at the north of the Le Marche region, south-east of Pesaro. It is home to one of the most famous carnivals in Italy. Visitor attractions include the Arco di Augusto, the Porta Maggiore which is opposite the Arch of Augustus, Fano Cathedral, Court of Malatesta and Malatesta Palace. Particular attention should also be paid also to the collections in the Museum and Art Gallery of Fano, housed within Palazzo Malatesta. Fano dei Cesari is held annually in July or August for a week. During the week there are a variety of cultural events ending with a parade in Roman costumes and chariot races.

Le Marche, an eastern Italian region, sits between the Apennine Mountains and the Adriatic Sea. Ancona, its capital, is a port city on the Riviera del Conero, an area with sandy coves, limestone cliffs and medieval villages. Pesaro is the birthplace of renowned opera composer Rossini. The interior has countryside dotted with fortified hilltop settlements and the glaciated valleys of the Monti Sibillini National Park.

Le Marche is one of Italy's best-kept secrets. Sandwiched between the Adriatic and its better known neighbours Tuscany and Umbria, this quiet and sparsely-populated region has long slipped under the travel radar. Yet with a string of charming hilltop towns and a landscape ranging from snow-capped Apennine peaks to dreamy beaches and otherworldly caves, it's the perfect place to experience Italy without the crowds.

Rivalling the Cinque Terre for beauty, the Parco del Conero boasts one of Italy's most glorious coastal stretches. Here, the cobalt blue waters of the Adriatic lap onto pristine pebbly beaches backed by white cliffs and aromatic woods of pine, oak, beech and oleander trees. The area is well known locally but relatively few foreign travellers make it here, and it retains a peaceful, unspoiled air. Its central resorts are Portonovo, Numana and Sirolo, from where you can walk to two of the area's best beaches: Spiaggia Urbani and Spiaggia San Michele. Another idyllic beach, the Spiaggia delle Due Sorelle, is accessible by summer-only ferries from Numana.

Street food in Ascoli Piceno means olive all'ascolana (fried olives stuffed with minced meat). These crispy bite-size snacks are a long-standing local speciality and you'll find no end of takeaways and bars serving them. Food apart, Ascoli is an animated provincial town with an elegant historic centre punctuated by majestic churches and photogenic piazzas such as Piazza del Popolo and the nearby Piazza Arringa. To catch Ascoli at its most festive, come in April for the fried food fest Fritto Misto all'Italiana.

## MAiN FEATURES:

- 500m2 of living space
- 5000m2 plot room to develop Further
- 10 Bedrooms
- 10 Bathrooms
- Stunning Views
- Private Parking
- Private Garden



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- Close to essential amenities like such as supermarkets and pharmacies
  - Close to many excellent bars and restaurants
  - Great base from which to discover other fantastic areas of Italy
  - Many excellent sports facilities, walking and cycling areas nearby
  - Rental Potential through Airbnb and Booking.com

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## Algemeen

Slaapkamers:	10
Badkamers:	10
Afgewerkte vierkante meter:	500 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
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## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL:	<a href="https://www.youtube.com/embed/ja6y0HL7uAY">https://www.youtube.com/embed/ja6y0HL7uAY</a>
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## Contact information

IMLIX ID:	IX6.509.159
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