



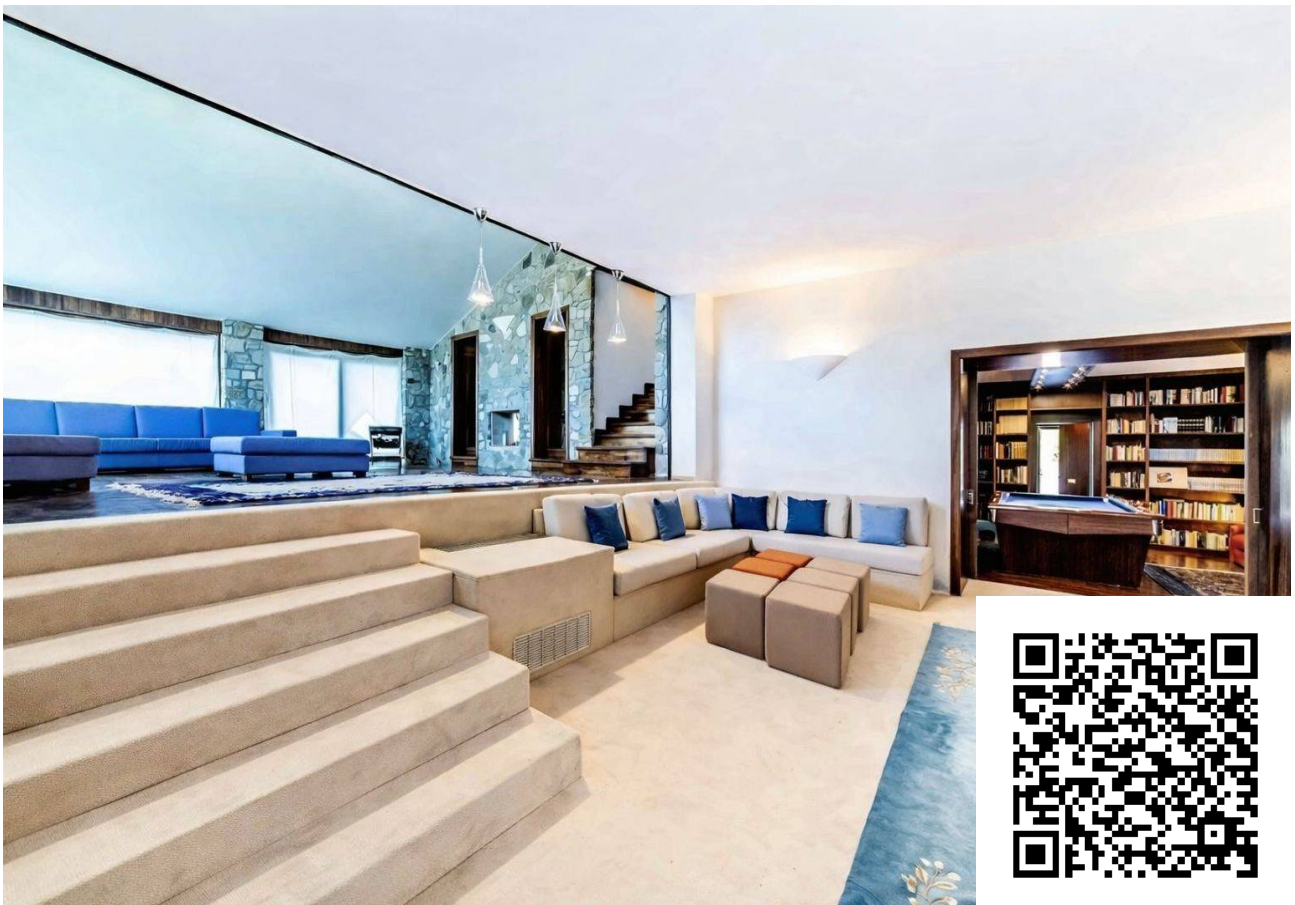
COLDWELL BANKER
PRIME PROPERTIES

Coldwell Banker Prime Properties
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Villa for Sell in Mercatino Conca

📍 Via Cà Antoniuccio, Pesaro e Urbino, 61013 (PU)

1.300.000€



Contact info



Coldwell Banker Prime Properties

**Coldwell Banker Prime
Properties**

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Description

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.

Details



Property ID: CBI127-1560-512



Surface: 454.00 m²



Rooms: 16



Bathrooms: 5



Bedrooms: 4

Property Features



Floor: On two levels



Conservation status: Excellent



Current condition: Free upon deed



Surface: 454.00 m²



Rooms: 16



Bedrooms: 4



Bathrooms: 5



Kitchen: Habitable



Position: Peripheral



Garden: Private,



Terrace: Present

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images

