



COLDWELL BANKER
ITALY

CB Best Properties

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Villa for Sell in Fossombrone

📍 Via Piero Stellacci, Pesaro e Urbino, 61034 (PU)

760.000€



Contact info



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Description

PROPERTY DESCRIPTION

In Fossombrone, a historic city and important communication route between Rome and Rimini, located in the Metauro valley and famous for the evocative Ponte della Concordia and for natural beauties such as the Marmite dei Giganti, we offer a splendid villa in a panoramic position.

The property is on three levels and is located just a 10-minute walk from the historic center.

On the ground floor we find the living area with a large living room offering a view of the city, a dining room and a kitchen with access to a large terrace. Through a hallway you enter the sleeping area, consisting of three spacious double bedrooms, two bathrooms, one of which has a hydromassage tub and a practical closet. To enrich this floor, a charming porch ideal for moments of relaxation outdoors.

The first floor houses a 77m² two-room apartment consisting of a hallway, living room with kitchen and access to the terrace, a double bedroom with exclusive access to a further terrace and bathroom. This configuration makes it perfect for guests or independent use.

On the lower ground floor we find a large 116m² garage with electric opening, a laundry room, a bathroom, a woodshed and technical rooms. This floor has an independent entrance, offering maximum functionality and convenience.

STATE AND FINISHES

Built in 1994 by the architect D'Errico Sergio with anti-seismic criteria, the villa is made of reinforced concrete with solid bricks, "Styrudur" insulation and perforated vertical block created by the Aguzzi studio. It is also clad in sandstone, giving it a solid and refined aesthetic. It is equipped with a comfortable "Bassetti" lift that serves all floors. The double-glazed wooden window frames and grates guarantee safety and comfort. The parquet flooring and the pink stone staircase from the Gola del Furlo add a touch of elegance to the interiors. The property also includes 14 splendid doors dating back to the end of the 17th century, made with classic wooden tiles carved with classic decorations of the time.

Among the equipment of the villa we find convector heaters, extraction system, air conditioners, electric awnings, alarm system and a private well. The property includes an exclusive garden of approximately 400 m², ideal for enjoying the tranquility and surrounding panorama.

USE AND POTENTIALITY

This property represents a rare opportunity for those looking for an exclusive residence, combining the charm of an independent villa with the convenience of proximity to the historic center and the main services. Perfect for large families, professionals or for those who want a prestigious home in a privileged position.

DISTANCES AND POSITIONS

CITY

Fano 27.7 km

Genga 50.4 km

Urbino 20.6 km

Ancona 92.9 km

Florence 184 km

Rome 268 km

SEA AND LAKES

Fiastra Lake 115 km

Conero Riviera 94.6 km

Adriatic Sea 34.3 km

AIRPORTS:

Ancona airport: 67.2 km

Perugia Airport: 97.1 km

Florence airport: 256 km

Rome airport: 277 km

HIGHWAY

A14: 25.7 km
A1: 139 km

Details

 Property ID: CBI160-2597-67	 Surface: 600.00 m²
 Rooms: 16	 Garden: Privato, 400 sqm
 Bathrooms: 4	 Energy Class: E
 Bedrooms: 4	

Property Features

 Floor: Building	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 600.00 m²
 Rooms: 16	 Bedrooms: 4
 Bathrooms: 4	 Kitchen: Habitable
 Position: Central	 Shower: Yes
 Parking space: Covered	 Garden: Private, 400 sqm
 Fireplace: Yes	 Terrace: Present
 Parquet : Yes	

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images







