



COLDWELL BANKER
ITALY

CB Best Properties

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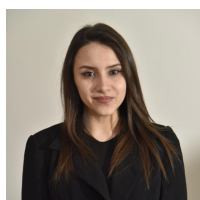
Villa for Sell in Petriano - Area: Gallo

📍 Via Dante Alighieri, Pesaro e Urbino, 61020 (PU)

545.000€



Contact info



CB Best Properties

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Description

PROPERTY DESCRIPTION

In the heart of the Marche region, just a short distance from Urbino, a city that symbolizes the Italian Renaissance and a UNESCO World Heritage site, we offer an exclusive residence with a unique and sophisticated architectural design. The villa, in a dominant and panoramic position, opens onto a landscape of extraordinary harmony, immersed in a meticulously maintained garden that guarantees absolute privacy. The swimming pool, perfectly integrated into the natural setting, becomes a scenic element and a private relaxation spot.

INTERNAL COMPOSITION

The property extends over a total surface area of approximately 700 m², spread over three levels connected by an elegant internal staircase.

The ground floor features a dramatic living area comprising two spacious living rooms-one featuring a fireplace and large windows that flood the rooms with natural light-as well as a kitchen, a bright living room, a study with another fireplace, and a guest bathroom.

The sleeping area features three double bedrooms and two bathrooms, one ensuite. From here, you can access a large terrace that embraces the property, providing seamless continuity between the interior and exterior.

The upper floor, mirroring the main level, is accessible both via an internal connection and a separate entrance, a feature that enhances its versatility. This level is further enhanced by a panoramic terrace.

On the lower level, there's a charming 90-square-meter living room with a fireplace, bar area, and kitchen, ideal for social gatherings and private dinners, with direct access to the garden. A laundry room, cellar, and utility room complete this level.

The property also includes two large garages with motorized doors and an attic.

OUTDOOR SPACES

The 4,300-square-meter garden surrounds the villa, planted with fruit and olive trees, a peaceful oasis for moments of absolute tranquility. The 12x6 pool makes this property one of a kind.

Three wells ensure a continuous water supply. Security is ensured by an alarm system and video intercom.

STATE AND FINISHES

Built with the highest-quality materials, the villa stands out for its elegant and refined style. The structure is made of reinforced concrete, while the interiors boast marble and fine parquet floors. The wooden window frames and shutters are equipped with grates for added security. The property is also enhanced by custom-made furniture expertly crafted by Carpanelli and Murrina chandeliers that add a touch of timeless luxury.

USE AND POTENTIAL

This property is the ideal solution for those seeking a villa to enjoy as an exclusive residence. Thanks to its dual entrances, it can easily be divided into two independent units, making it perfect for those seeking a prestigious investment.

DISTANCES AND POSITIONS

CITY

Urbino: 14.3 km

Fano: 33.2 km

Ancona: 91.9 km

Florence: 193 km

Rome 285 km

SEAS AND LAKES

Adriatic Sea 33.2 km

Conero Riviera 106 km
Furlo Gorge 31.9 km

AIRPORTS

Ancona Airport 78.2 km
Florence Airport 258 km
Rome Airport 311 km

MOTORWAY

A14: 19.9 km
A1: 203 km

Details



Property ID: CBI160-2597-97



Surface: 700.00 m²



Rooms: 25



Garden: Privato, 4.300 sqm



Bathrooms: 7



Bedrooms: 6

Property Features



Floor: **Building**



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **700.00 m²**



Rooms: **25**



Bedrooms: **6**



Bathrooms: **7**



Kitchen: **Habitable**



Position: **Peripheral**



Shower: **Yes**



Parking space: **Covered**



Garden: **Private, 4.300 sqm**



Fireplace: **Yes**



Safe: **Yes**



Swimming pool: **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

