



Immobiliare Ad Hoc

AGENCY — FANO

FANO — MARCHE

PANORAMIC VILLA WITH ANNEX, PRIVATE PARK AND TENNIS COURT - MONTE GIOVE | FANO

€ 800.000

PRICE

317 m²

SQUARE METRES

5

ROOMS



DESCRIPTION

PANORAMIC VILLA WITH ANNEX, PRIVATE PARK AND TENNIS COURT - MONTE GIOVE | FANO

This detached villa with private park, immersed in the greenery of Monte Giove - one of the most charming hillside areas of Fano - is an invitation to live each day as an experience, not as a routine. A few minutes from the center, but completely surrounded by nature, this dwelling offers space, privacy and versatility, becoming the ideal retreat for those who want to live well, without giving up. THE RESIDENCE, IN ITS MOST AUTHENTIC SPIRIT The architecture of the villa, distributed on three levels, is designed to dialogue with the surrounding nature, fostering a fluid, bright and harmonious daily life. Each room is designed to offer space and autonomy, while ensuring maximum functionality and superior living quality. On the ground floor, a large living room with a fireplace and a convivial kitchen open onto the panoramic porch, perfect for experiencing the beauty of the seasons. On the second floor, the sleeping area welcomes three bedrooms and a windowed bathroom, in a setting of silence and comfort. On the basement floor, a living room and an additional relaxation

area with bedroom and bathroom create an intimate and private dimension, ideal for guests or for one's own quiet moments. Completing the property is an independent, finished and versatile annex: an elegant and private space for receptions, creative atelier or independent living unit. The entire property, renovated from scratch, is immersed in a private park of more than 1,600 sq. m., fully fenced, lighted and embellished by a centuries-old olive grove of about 11,800 sq. m. The existing private tennis court can easily be converted back into an infinity pool, transforming the outdoors into a private resort setting. The elevated position, free on four sides and free of neighboring units, guarantees an uncompromising view, where the sky meets the sea horizon. A LIFE STYLE, BEFORE A REAL ESTATE This villa is not just a home. It is a place that gives back time, space and beauty. It is an investment in quality of life, an intellectual and aesthetic retreat where elegance meets nature, functionality embraces silence, and each day opens up to possibility....

 **317 m²**
AREA

 **5**
ROOMS

 **3**
BATHROOMS

 **€ 800.000**

FEATURES



WIDE
SPACES



TENNIS
COURT



INDEPENDENT LAND



PANORAMIC
VIEW



Immobiliare Ad Hoc

CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



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