

r te



Immobiliare Ad Hoc

AGENCY — FANO

SAN COSTANZO — MARCHE

Detached villa in San Costanzo on the Adriatic coast

€ 796.000

PRICE

610 m²

SQUARE METRES

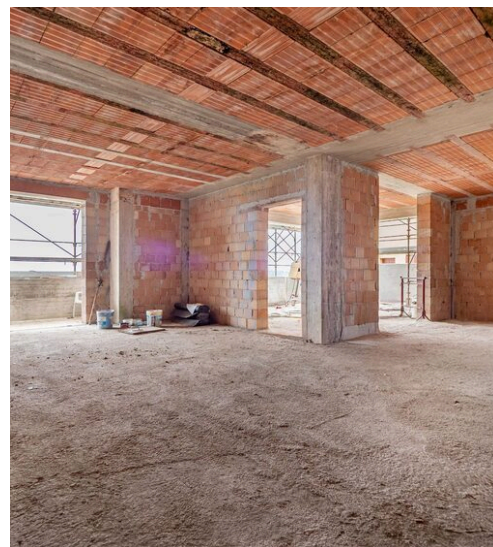
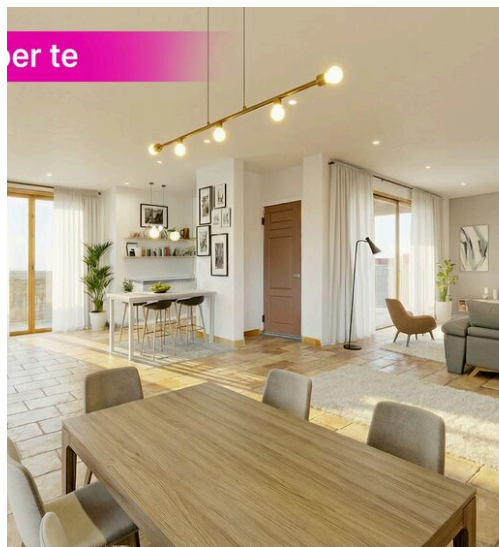
5

ROOMS

n'idea per te



er te



DESCRIPTION

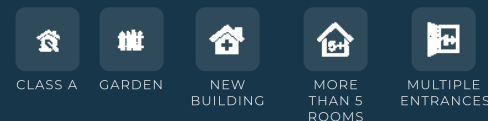
Detached villa in San Costanzo on the Adriatic coast

Two levels, one vision There are properties that offer a space. And then there are those that offer a vision. This is the latter. A semi-detached villa in San Costanzo, between Fano and Marotta, in a location where the hill protects and the sea remains just a few minutes away. A tidy, quiet, still authentic residential context, with nearby services and a pace of life that many cities have forgotten. The property is on two independent levels, each with its own entrance, private garden and loggia terrace. No condominium management. No compromises. Concrete freedom, inside and out. The second floor offers generous rooms with direct access to the garden and an extra room, study, guests, space to grow. The second floor opens under a magnificent wooden roof that adds character, warmth and light from sunrise to sunset. Both levels are delivered turnkey, in energy class

A4, with photovoltaics, heat pump and underfloor heating. High comfort, low consumption, protected value over time. The property is sold in its entirety and this is precisely its strength. Those looking for a large residence can combine the two levels into a single private residence, redesigning the spaces according to their vision. Those, on the other hand, who envision a family or generational project can allocate the two apartments to distinct nuclei, close by choice and independent by nature. Intelligent proximity, respected privacy, full freedom. The current phase still allows for intervention in materials, finishes and planting details. Only a property under construction offers this freedom. This is the time when choices still have value. An exclusive property on the Adriatic coast of the Marche, for those who know how to recognize value before it becomes evident.

 **610 m²**
AREA
 **5**
ROOMS
 **4**
BATHROOMS
 **€ 796.000**
PRICE

FEATURES



Immobiliare Ad Hoc

CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



PHONE
0721 156 0021



EMAIL
marketing@immobiliareadhoc.com



ADDRESS
Viale Bruno Buozzi 33, Fano, Pesaro Urbino