

Ref. 2822 – **VILLA LUCREZIA**

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## LUXURY VILLA WITH GARDEN FOR SALE JUST A FEW KILOMETERS FROM THE SEA, MARCHE

**Fano – Pesaro-Urbino – Marche**



**Interiors**  
340 sqm

**Bedrooms**  
4

**Bathrooms**  
5

**Total land**  
1.3 ha

**Orchard**  
70 trees

**Olive grove**  
120 trees

**Oil**  
350 kg

In the hills of Marche, not far from Fano and the Adriatic Riviera, luxury villa with garden and orchard for sale. The house (340 m<sup>2</sup> – 3,658 ft<sup>2</sup>, 4 bedrooms and 5 bathrooms) has undergone a major renovation and modernization. Outside, the building is accompanied by 6,000 sqm of well-kept garden and there is a project already approved for the construction of a swimming pool. On the eastern side of the property, on the slope, 70 fruit trees have been planted and there is a mature olive grove (120 trees).

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2822 – VILLA LUCREZIA

**TYPE:** countryside villa

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (250 m)

**INTERIORS:** 340 square meters (3,658 square feet)

**TOTAL ROOMS:** 11

**BEDROOMS:** 4 (up to 5)

**BATHROOMS:** 3

**ANNEXES:** no

**MAIN FEATURES:** brick walls, stone and terracotta flooring, new fixtures with high-efficiency glazing, thermo-fireplace, wooden beams, fireplace, garden, approved project for a swimming pool, orchard, olive trees, irrigation system

**EXTERIOR:** 1.3 hectares (3.2 acres)

**OLIVE GROVE:** 120 trees

**OIL PRODUCTION:** 350 kg / year

**GARDEN:** yes, well maintained

**SWIMMING POOL:** project approved

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** under the floor + air conditioning

## CLOSEST CITIES AND TOWNS

Closest services (5km; 10'), Fano (20km; 20'), Corinaldo (20km; 25'), Pesaro (31km; 35'), Marotta (32km; 25'), Urbino (33km; 35'), Senigallia (43km; 35'), Rimini (67km; 50'), Ancona (68km; 50'), Jesi (68km; 55'), Matelica (77km; 1h 25'), Macerata (133km; 1h 25')

## CLOSEST AIRPORTS

Ancona R. Sanzio (61km; 40'), Rimini F. Fellini (62km; 45'), Perugia San Francesco (109km; 1h 30'), Bologna G. Marconi (182km; 1h 50'), Firenze A. Vespucci (277km; 3h), Roma Ciampino (289km; 3h 40'), Roma Fiumicino (303km; 3h 30')

## VILLA LUCREZIA

In the hills of **Marche**, not far from **Fano** and the **Adriatic Riviera**, **luxury villa** with garden and orchard for sale. The house (340 m<sup>2</sup> – 3,658 ft<sup>2</sup>, 4 bedrooms and 5 bathrooms) has undergone a major renovation and modernization with the installation of underfloor heating, a thermo-fireplace, new high-efficiency windows and doors, a water filter (as well as new collection tanks), and a complete overhaul of the electrical and plumbing systems. In addition, all rooms are equipped with air conditioners.

- **Ground floor:** large dining room with open kitchen, pantry, living room, private study and service bathroom;
- **First floor:** four bedrooms with en-suite bathrooms and large walk-in wardrobe.

From the outside, there is also access to a technical room and a convenient shed for gardening tools.

Outside, the building is accompanied by **6,000 sqm of well-kept garden** and there is a project already approved for the construction of a swimming pool (which will be soon built by the owner). On the eastern side of the property, on the slope, **70 fruit trees** have been planted and there is a mature **olive grove** (120 trees) that produces about 350 kg of extra virgin olive oil per year. The land (both the garden and the fruit trees) is fully irrigated.

Access to the property is via a short stretch of shaded gravel road.





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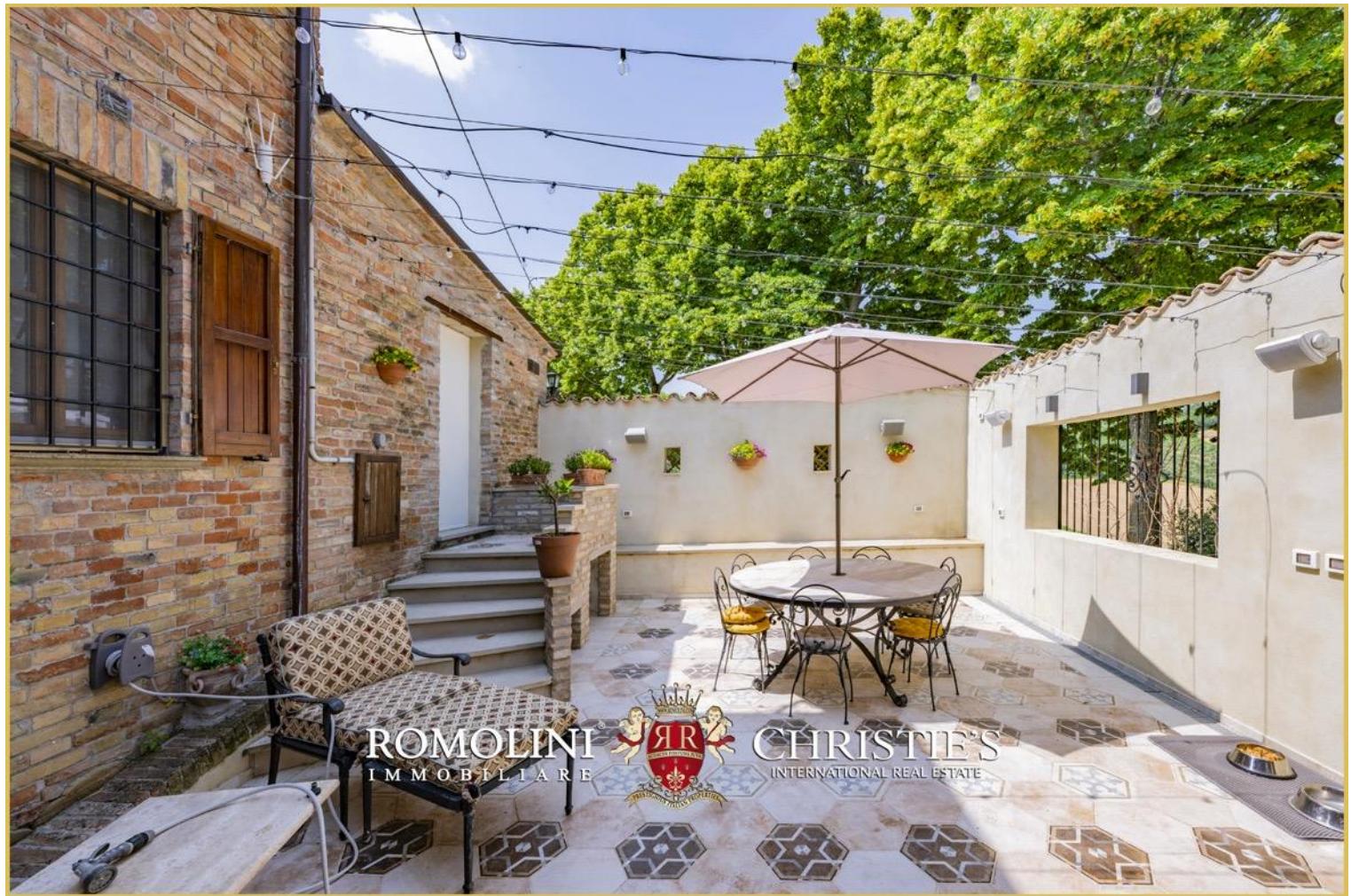
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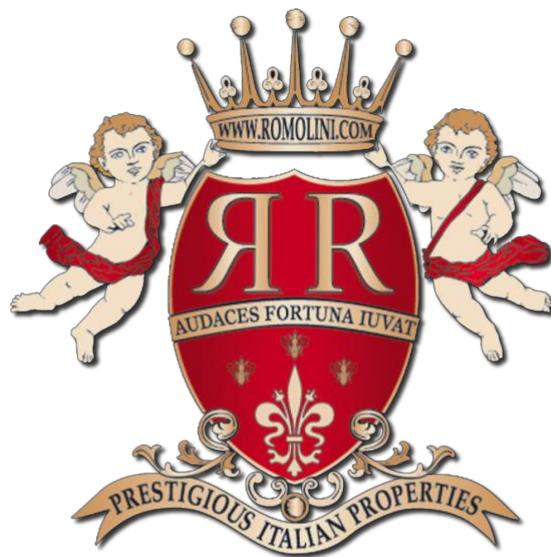


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