



Immobiliare Ad Hoc

AGENCY — FANO

SAN COSTANZO — MARCHE

CONTEMPORARY VILLA WITH POOL AND GARDEN IN SAN COSTANZO

€ 950.000

PRICE

380 m²

SQUARE METRES

5

ROOMS



DESCRIPTION

CONTEMPORARY VILLA WITH POOL AND GARDEN IN SAN COSTANZO

In San Costanzo, among the rolling hills of the province of Pesaro and Urbino and 10 minutes from the Adriatic coast, where the gaze opens onto the landscape and time finds its natural rhythm, stands a villa that redefines the very concept of living. It is not just a house: it is a choice of life. It is the place where architecture, technology, matter and nature meet to give shape to a concrete idea of well-being. Built in 2007 with an earthquake-proof structure in reinforced concrete, this residence is developed on a plot of about 1,000 m². The layout on staggered levels enhances its volume and light, generating a perfect balance between continuity and privacy, between elegant interiors and welcoming exteriors. Each room is designed to offer a direct relationship with the garden, a true emotional extension of the house, which is easily accessed from all sides. AUTHENTICITY, TECHNOLOGY, BEAUTY WITHOUT EFFORT Inside, the style is essential but refined: parquet floors, sober lines, quality materials, neutral tones that let the light

through. The main living room, with dining area and open kitchen, is the beating heart of the house: a space that welcomes and opens up, dominated by a modern fireplace that blends aesthetics and functionality. The three bedrooms are intelligently distributed to offer privacy and comfort. The master suite has a private bath, while a second half bath is in the center of the sleeping area. There is no lack of a dedicated storage room, designed for space organization and cleaning. The plant system is one of the property's strong points: underfloor heating throughout the house, central dehumidification and air conditioning system, central vacuuming, water softener. Each technology is discreetly integrated to ensure constant and quiet comfort. To protect the home, a volumetric and perimeter alarm system with security lights. THE OUTSIDE AS A SET OF LIFE AND RELATIONSHIP Outside, the garden is a green theater of excitement and possibilities: fenced, lighted, with an automatic irrigation system, it offers privacy and spectacle...

 **380 m²**
AREA

 **5**
ROOMS

 **2**
BATHROOMS

 **€ 950.000**
PRICE

FEATURES



WIDE
SPACES



BOX CAR



GARDEN



SWIMMING
POOL



DOMOTICA



Immobiliare Ad Hoc

CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



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