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AGENCY — PESARO

MONTELABBATE — MARCHE

Exclusive Villa with  
2 Independent Units,  
Pools, Park and High  
Energy Efficiency  
- Montelabbate  
(Apsella) (PU)

€ 1.190.000

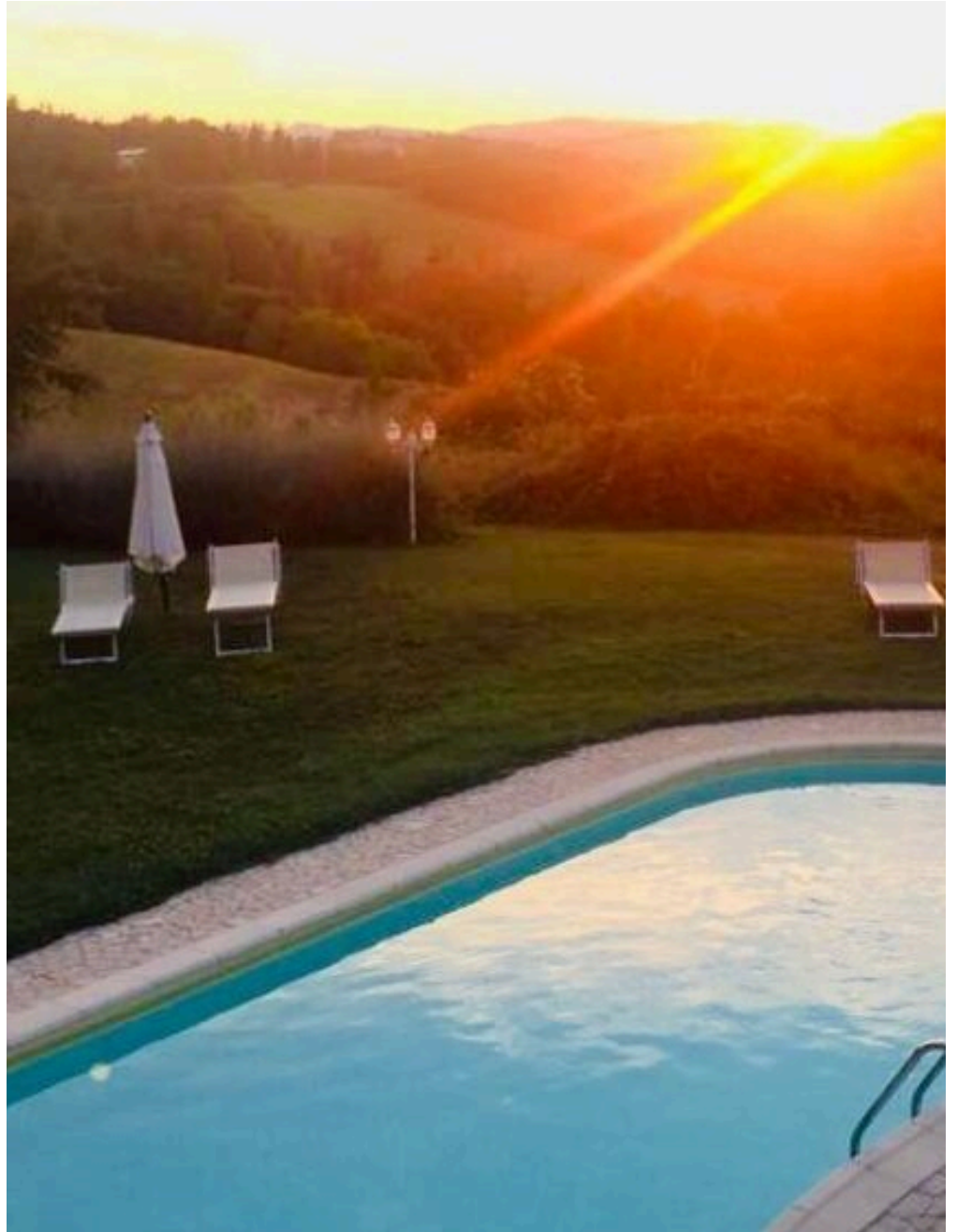
PRICE

1000 m<sup>2</sup>

SQUARE METRES

5

ROOMS



## DESCRIPTION

# Exclusive Villa with 2 Independent Units, Pools, Park and High Energy Efficiency - Montelabbate (Apsella) (PU)

Immersed in the beautiful countryside of Montelabbate, a few minutes from Pesaro and the Adriatic coast, we offer for sale a prestigious villa completely renovated recently, both internally and externally. A unique property, divided into two autonomous housing units, perfect for those looking for a semi-detached solution, a receptive investment or an exclusive residence with large green spaces and maximum comfort. Main Features: Completely renovated recently with high quality finishes. Energy class C thanks to: Thermal coat, solar panels for domestic hot water, photovoltaic system for electricity production. Divided into 2 independent housing units: - Ground floor - First floor with attic. Each unit has: independent entrance, private uncovered, private swimming pool, independent driveway access and parking. In the property there are: 3 lounges, 2 living rooms, 2 kitchens + 1 prearranged kitchen, 8 bedrooms, 6 bathrooms, 2 large balconies, a pocket terrace, covered veranda

of 120 sqm (stacked), 2 external stairs, one on each side. Outdoor Spaces and Amenities: 2 existing and regularly stacked swimming pools, one for each unit, 5,000 sqm of garden planted with ancient olive trees, lit and with automatic irrigation, 5,000 sqm of adjacent park, 2 separate parking lots, 2 automatic gates on different levels, complete fencing (2-meter high net), integrated video surveillance, with remote access, Wi-Fi and satellite TV already installed. Potential and Security: Expansion possible through Piano Casa (never used), all cadastral and urban planning documentation is in order, no illegal construction. The villa is located in a quiet and panoramic area, easily accessible but completely surrounded by greenery. A rare opportunity for those who want an important, efficient and versatile property with ample living and/or investment possibilities. Asking price: € 1,190,000 REF: 7966. Contact us for more information or to arrange a confidential visit.

 **1000 m<sup>2</sup>**  
AREA

 **6**  
BATHROOMS

 **5**  
ROOMS

 **€ 1.190.000**  
PRICE



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## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.

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