



Adhoc



Immobiliare Ad Hoc

AGENCY — FANO

PESARO — MARCHE

# Panoramic villa with sea view immersed in the San Bartolo Natural Park | Pesaro

€ 675.000

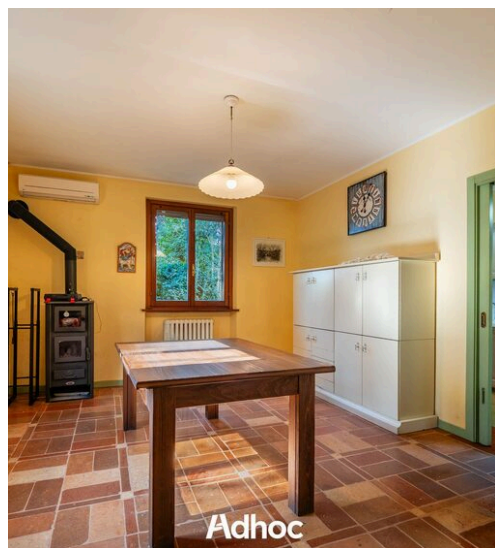
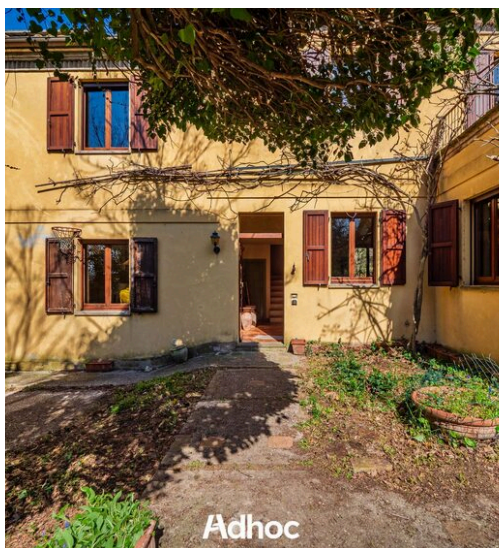
PRICE

780 m<sup>2</sup>

SQUARE METRES

5

ROOMS





## DESCRIPTION


# Panoramic villa with sea view immersed in the San Bartolo Natural Park | Pesaro


On a natural terrace of the San Bartolo Park, directly overlooking the sea, this property offers an authentic relationship with the landscape. Here time changes pace. The sea is always in front of you, nature surrounds you, and every re-entry has a different meaning. Luxury is not in the appearance, but in the freedom to live this space as you wish. Location The villa is set in a reserved context within the nature reserve, in a panoramic position that combines privacy and accessibility. In just a few minutes you can reach Pesaro, Cattolica and Riccione, easily alternating between quiet moments and more dynamic contexts. A location that maintains value over time, without sacrificing practicality. Outdoor Spaces The property is developed on about 5,000 square meters of land, distributed along the perimeter of the house and overlooking the sea. The space allows different possibilities of use, including the creation of a panoramic swimming pool and areas dedicated

to relaxation. Housing The villa offers over 250 square meters of interior space, with spacious, bright and well-distributed rooms. The living area, with thermo-fireplace, is designed for conviviality, with kitchen, dining room and living room organized in a functional way. The sleeping area, with four bedrooms, allows a flexible management of space, suitable for both family life and hospitality. The annex and the large garage complete a versatile structure, capable of adapting to different needs, including from a receptive point of view. Plants and upgrades The property underwent interventions in 2022, with upgrades to the plant and energy part. There are photovoltaic, solar thermal and air conditioning systems, supporting an efficient and contemporary management of the house. Your moment A concrete property, combining location, space and possibilities. It is not for everyone. But for those who recognize it, it becomes difficult to replace it.

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

 **5**  
ROOMS

 **3**  
BATHROOMS

 **€ 675.000**  
PRICE

## FEATURES



Immobiliare Ad Hoc

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.

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