



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Sant'Ippolito (PU) Via Riva Tarugo 1

### Estate with 3 hectares of land in Le Marche

In Sant'Ippolito in the province of Pesarp. Marche region, only 20 km from the sea and the wonderful beaches, among the hills in a strategic and marvellous position, we propose this stupendous structure composed of 3 hectares of arable agricultural land, garden, swimming pool.

The property consists of 9 bedrooms, all with private bathroom.

This marvellous property is situated near the small and characteristic village of Sant'Ippolito in the province of Pesaro Urbino, known as the Land of the Stonemasons, famous for its numerous stone sculptors, every summer the Sculpting in the Square event takes place.

In Sant'Ippolito itself there is a large OUTLET recently opened "UNION MODA" (clothing, footwear, underwear for men - women - children).

This large and pleasant family-friendly accommodation facility is the result of the recent restoration of a farmhouse nestled in the green and peaceful countryside of the Marche hinterland.

The property has been skilfully transformed into a green area with every comfort and architectural beauty, to offer a holiday of well-being and tranquillity.

The area consists of the farmhouse with four large rooms, each with private bathroom, two delightful independent flats, a wonderful swimming pool and parking area, a large children's playground, all surrounded by a lush garden complete with tables, chairs and benches for relaxing in the shade of elms.

A few minutes' drive away is Fossombrone, a small town of art.

Because of its location, the Country House provides a quick outlet to the coast and to various places of natural and cultural interest:

Fano, 20 km away, seaside resort and city of art;

Pesaro, 25 km, seaside resort, birthplace of the musician G. Rossini with its theatre and museum house, every year the Rossini Opera Festival takes place.

Gola del Furlo, 20 km, suggestive rocky promontory overlooking the river where the rock has drawn sculptures such as the characteristic Marmitte dei Giganti and the well-known profile of the Duce.

#### INFORMATION

Ref.	Marche 005
Type	Sale
Category	Villa
Price	1,350,000.00
Annual Expense	
Year	
Energetic Class	F 158.21

#### NUMBER

Rooms	11
Bedrooms	9
Bathrooms	10
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	3250
Garden	30000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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## FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Hill
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Type living	Living room
Kitchen	View Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	PVC double glazed	Doors	Excellent
Blind	Wood Blinds	Floors Living Room	Ceramic	Floors Bedrooms	Ceramic
Floors Kitchen	Ceramic	Floors Bathroom	Ceramic	Access for disabled	No

## ACCESSORIES

Air conditioning

Fireplace

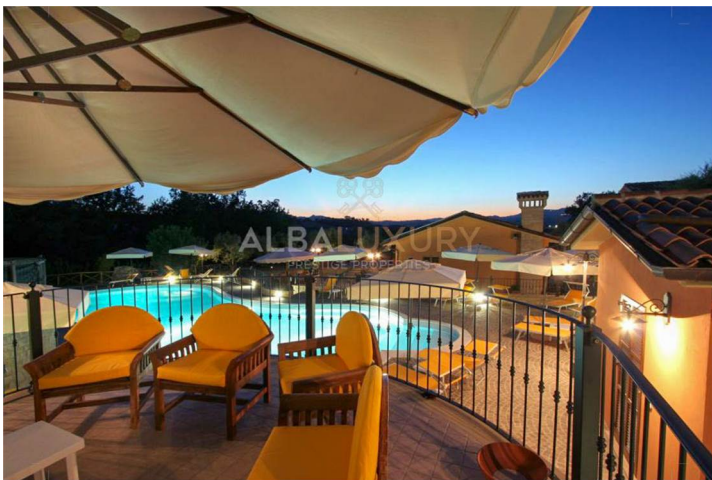
Chimney flue

Electric gate

Swimming pool

Video intercom

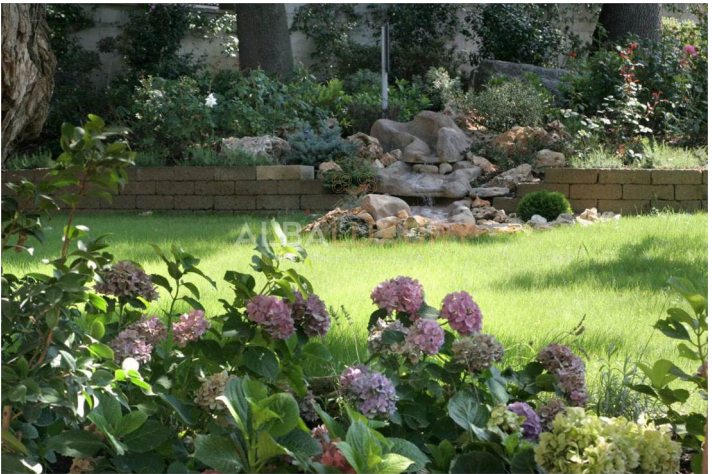
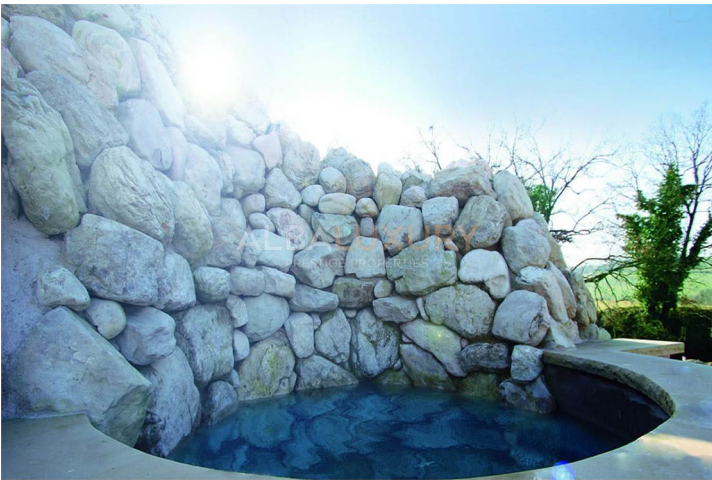
## IMAGES







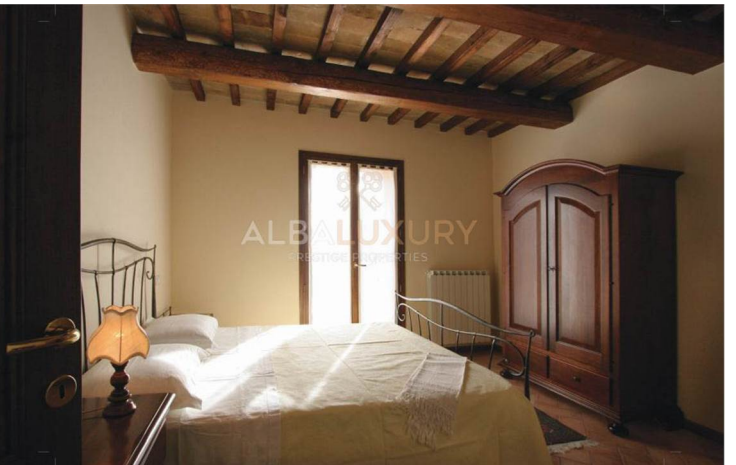
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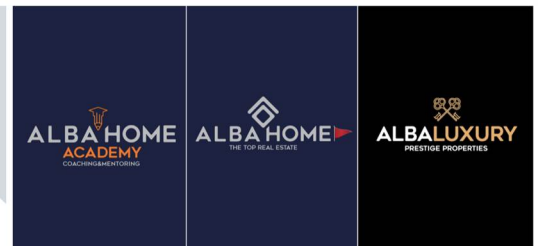
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For confidentiality reasons, plans are only released on request

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