



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Country house in excellent condition with exclusive furnishings, pool and views| Real estate Marche



IT-2602-KA

Panoramic view  
61024 Mombaroccio  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	61024
<b>Country</b>	Italy
<b>City</b>	Mombaroccio
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 320 m <sup>2</sup>
<b>Number of rooms</b>	9
<b>Plot size</b>	approx. 3.378 m <sup>2</sup>
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	5
<b>Asking price</b>	945.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

BEAUTIFULLY RESTORED COUNTRY HOUSE WITH BREATHTAKING VIEWS OF THE COUNTRYSIDE ALL THE Way TO THE ADRIATIC SEA.

The country house is just a few minutes from the village of Mombaroccio and Villa Grande where you will find all the necessary amenities. There are several excellent restaurants in the immediate vicinity and the towns of Pesaro and Fano and the beach are 18 kilometers away.

45 minutes to Ancona airport.

The country house has been completely renovated over the last two years and transformed into a tasteful, modernly equipped luxury villa.

It consists on the ground floor of a unique covered outdoor area, which is habitable both in summer and winter.

From this room you enter the large living room with kitchen and patio doors to the garden on 3 sides, a pantry, laundry room, a bedroom with en-suite bathroom and a toilet.

On the first floor there are 4 spacious bedrooms with their own bathrooms and a common living room that can also be used as a study.

The garden has an area of 3378 m<sup>2</sup> with a swimming pool of 8 x 4 meters (built in 2024) and an outbuilding of 100 m<sup>2</sup> that can still be expanded.

The house is equipped with air conditioning for warm and cool air in every single room and a wood stove in the living room.

The installation of solar panels/PV is possible.

The house is sold including interior fittings/furniture, i.e. the house is ready to move in.

More information and floor plans are available on request.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).



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## Location

Mombaroccio, Pesaro and Urbino, Marche.



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**Your contact person**

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