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## Marche - Tenuta San Biagio

Tenuta San Biagio has marvellous seaview.

### TENUTA SAN BIAGIO

Marvellous Villa in Fano (PU), in Marche Region, built at the beginning of the 19th century, with view on the adriatic sea. The Tenuta San Biagio is positioned on a hill in a green area with about 20.000 m<sup>2</sup> park with big threes, pines and grass.

The house has two apartments with big living rooms. There are three floors for a total summary of 480 m<sup>2</sup> plus dependance 40 m<sup>2</sup> and garage 25 m<sup>2</sup>.

Located about 2 km from the historic center of the town Fano and 12 of the town of Pesaro, from the hill there is a direct access through an alley of about 600 m to the road which is between the property and the beach. This alley ends in front of the house, the garage and the space used for parking.

A part of the real estate historically was used as a farmer house (Tenuta), and it was restored mantaining the original composition of construction materials and now from an urbanistic point of view it is residential.

On the ground floor there are the principal entrances on the two sides of the house, with a direct access to the garden. It is composed of 3 entrances, on under the loggia, there are 2 communicating living rooms, 2 open fire spaces, 1 bathroom, dining room, kitchen and two stairways to the upper floors.

On the ground floor with indipendent access from the garden, there is an apartment with a big living room with open fire space and kitchten, one bedroom with bathroom. This apartment is used for the service.

On the first floor, the two distincted residential unities. The first residential unit has a big corridor, 3 bedrooms, a big living room and a bathroom.

The second residential unit has a living room, 2 bedrooms, 2 bathrooms, 1 kitchen, two terraces and a stairway to the tower (second floor), composed of a big bedroom with a display window with sea view.

Near to the villa in the garden there is a dependance of 40 m<sup>2</sup>.

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The park used as a garden with 180° seaview contains also a garden for vegetables and a construction of 25 m<sup>2</sup> with three doors used in part for the garden tools and in part for chicken.

Part of the property is a particular cove under the earth perfect as a wine storage.

The location on the marvellous hills of the Marche Region and the restore works on the real estate make out of this Tenuta San Biagio a little brilliant, for the type of space distribution in the house, for the beautiness of the landscape and for the exclusiv and isolated position in a residential area.

Near to the Tenuta San Biagio there are several points of turistic and historic points of interest, as Urbino, Pesaro, Castello di Gradara, the Riviera Romagnola with Rimini, Milano Marittima.

Owner: private

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