



Immobiliare Ad Hoc

AGENCY — FANO

FANO — MARCHE

# Art Nouveau villa with private park at the gates of Fano's historic center

€ 970.000

PRICE

380 m<sup>2</sup>

SQUARE METRES

0

ROOMS



## DESCRIPTION

# Art Nouveau villa with private park at the gates of Fano's historic center

An architectural icon that spans time. An early twentieth-century Art Nouveau gesture that still stands today as a guardian of memory, a silent queen between the Augustus Arch and the Albani Canal. This villa is not just a residence: it is a legacy to be cherished, a work to be interpreted, a symbol to be handed down. THE ELEGANCE OF A RARE EXTERIOR The villa, restored with careful conservation work, has regained its voice without losing authenticity: frescoes and stucco cornices gently resurface, wrought-iron railings and original fixtures reconnect with time, while solid surfaces and historic colors tell of the discreet nobility of an era. Every space is a scene: bright salons, rooms facing the garden, studies and rooms that alternate intimacy and representation. Here, the distribution of rooms is not mere function, but suggestion. A 360° VIEW OF THE CITY Surrounded by a private park on three sides, the mansion breathes air and light from every window. The terraces

and garden offer moments of contemplation and conviviality, making the relationship between indoors and outdoors an integral part of the lifestyle. The location is privileged: at the gates of the historic center, in a residential and authentic context, with every service at hand and the freedom to move around without ZTL constraints. THE COMFORT OF A RESIDENCE TO BE RECONCEIVED Over ten rooms distributed on three levels, large cellar, woodshed, a generous garage and accessory spaces capable of adapting to multiple visions. A project to be completed, ready to receive the signature of those who know how to recognize the value of the rare: private home of representation, family residence, art retreat or prestigious investment. A TREASURE TO BE KEEP This villa is alive, ready to welcome those who know how to grasp its beauty still in the making. A property that not only offers square meters, but the possibility of writing a new chapter in the history of Fano.

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

 **2**  
BATHROOMS

 **0**  
ROOMS

 **€ 970.000**  
PRICE



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## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.

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