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Coldwell Banker Prime Properties

Viale Virgilio 4 - 47838 Riccione

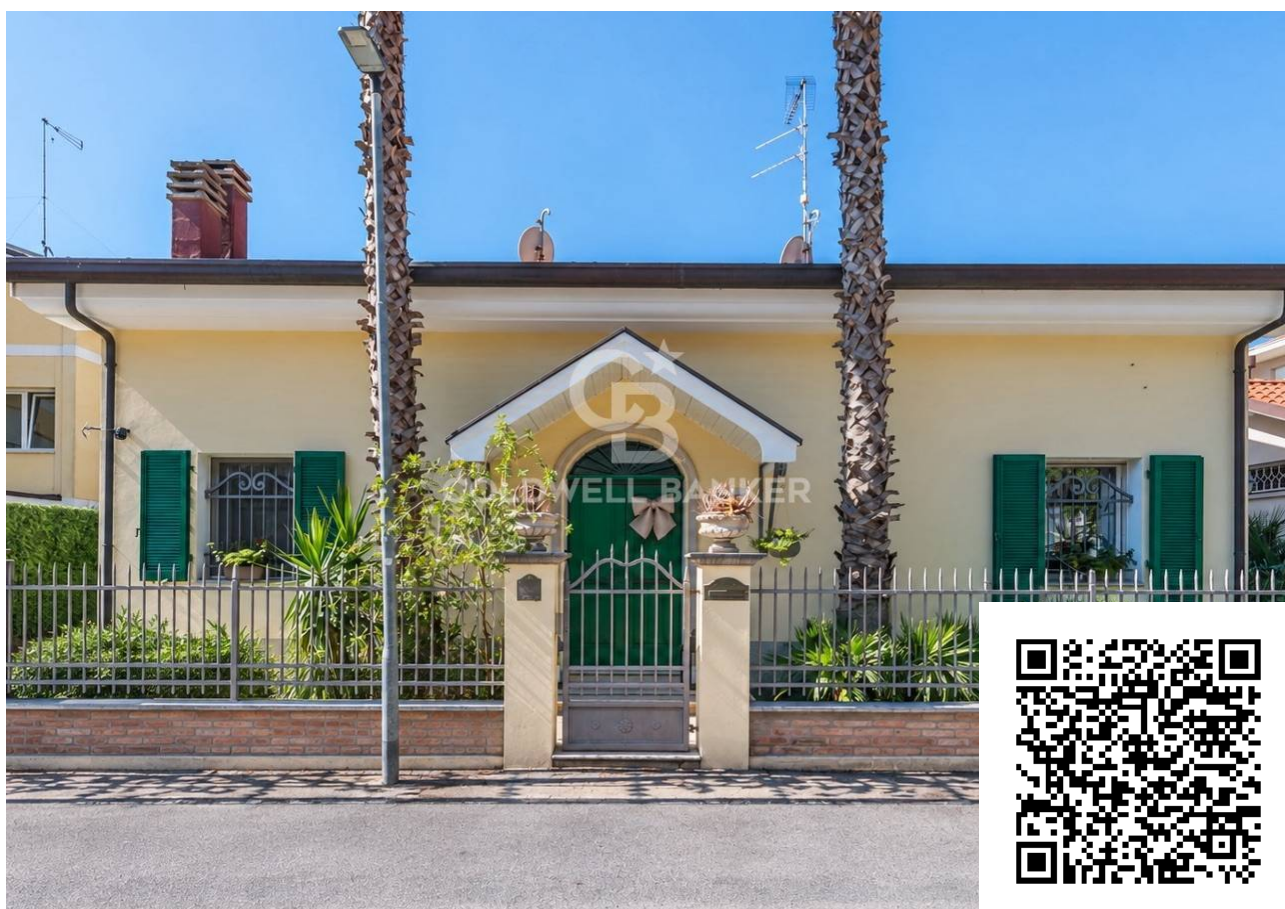
P.IVA e C.F.: 14659311006

Tel.: 05411412040

Historical villa: for Sell in Riccione - Area: ABISSINIA

📍 Viale Fratelli Cairoli, Rimini, 47838 (RN)

1.450.000€



Contact info



Coldwell Banker Prime Properties

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Description

VILLA IN RICCIONE – ABYSSINIA AREA

In the heart of Abyssinia, we offer for sale an important detached historic residence, where period charm meets contemporary comfort, privacy, and functionality.

The property stands out for the quality of its materials and its architectural features: veined marble on the ground floor, parquet on the upper floor, and two spectacular monumental staircases in veined marble and wood, one of which directly connects the garage to the home.

Each bedroom features a concealed sink integrated into the closet, while comfort is ensured by underfloor heating on the ground floor, radiators on the first floor, a 5-star certified pellet fireplace, and air conditioning throughout. The garage is also air conditioned and heated.

The car amenities are particularly noteworthy: four covered parking spaces with a car lift in the garage and two additional spaces in the private courtyard, for a total of six private parking spaces. The garage also features a full bathroom with shower.

The private courtyard of approximately 94 square meters, private and furnished, hosts an outdoor area with an opening pergola and LED lighting, ideal for dinners and convivial moments outdoors, as well as two imposing Mexican palm trees.

The property is equipped with a complete security system including gates, wrought iron grilles, perimeter cameras, and an alarm system. All windows and doors are also equipped with mosquito screens.

A home with authentic character, boasting history, architecture, independence, privacy, outdoor spaces, and a rare parking facility, combining historic charm with the demands of contemporary living.

The property's location completes the package: the sea is just a few minutes' walk away, as are the beach and beach resorts, restaurants and bars, cafes and ice cream parlors, supermarkets, shops, pharmacies, personal services, shopping streets, delicatessens, and the post office.

Details



Property ID: CBI099-1008-520931



Surface: 314.00 m²



Rooms: 7



Garden: Privato, 94 sqm



Bathrooms: 3



Energy Class: D



Bedrooms: 4

Property Features



Floor: On two levels



Conservation status: Renovated



Current condition: Free upon deed



Surface: 314.00 m²



Rooms: 7



Bedrooms: 4



Bathrooms: 3



Kitchen: Habitable



Position: Central



Parking space: Uncovered



Garage: Shed



Garden: Private, 94 sqm



Terrace: Present

Images



