Coldwell Banker Prime Properties
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Two-family villa for Sell in Saludecio

Via Vallicella, Rimini, 47835 (RN)

890.000€



Contact info



Coldwell Banker Prime Properties

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Description

Villa with panoramic swimming pool and sea view for sale in Saludecio

On the rolling hills of Romagna, about 1 km from the historic center of Saludecio and a short distance from the renowned seaside resorts of Cattolica (12 km) and Riccione (17 km), an extraordinary luxury villa with panoramic swimming pool and breathtaking sea view is for sale. The property extends over a private park of about 5,500 square meters with a well-kept garden and centuries-old olive trees, in a context of absolute tranquility and scenic beauty.
Villa Vallicella is an architectural excellence that skillfully combines the charm of ancient materials with the comfort of the most modern construction techniques. The villa is composed of two independent living units: the main residence and a refined guest annex, both designed with great attention to detail.

The main house is on three levels. On the ground floor there is a bright living area with three large windows overlooking the porch and the pool, offering an unparalleled view of the hilly landscape and the Adriatic Sea. The eat-in kitchen is paved with handmade terracotta and designed for the insertion of a central island, with direct access to the rear porch. Also on the ground floor there is a large living room in terracotta with a glass panel on the floor, which naturally illuminates the basement, and an elegant bathroom in opaque yellow-ochre marble with a double glass shower.
The sleeping area, accessible via an internal staircase (to be completed), includes three double bedrooms with private bathrooms, including the master suite with a Jacuzzi.

The annex also has a sleeping area with two double bedrooms, a bathroom, as well as a living room, kitchen and additional bathroom on the ground floor. Both units also offer finished underground spaces: the villa’s basement measures approximately 160 m2 and houses a wellness area with Turkish bath, emotional shower, large bathtub and versatile rooms for a gym, cinema, cellar, laundry or additional bedrooms. The annex has a basement of approximately 55 m2 with a bathroom and two multifunctional rooms.
The external heart of the villa is represented by an extraordinary infinity pool of about 80 square meters with hydromassage area and counter-current swimming, positioned in front of the house to offer a spectacular view of the coast. Made of reinforced concrete, finished with fine materials such as the Bisazza mosaic with ibis flower decoration and slabs of white Carrara marble, it creates the visual effect of an infinite body of water, where the water elegantly overflows towards the sea.

Outside the fence there is also an area dedicated to guest parking. The fences and retaining walls were built in reinforced concrete and finished with exposed stone, old bricks and original tiles, while the painted iron gates are decorated with larch wood elements.
The entire villa is equipped with a geothermal system for underfloor heating and cooling, predisposition for home automation, piped music and a controlled mechanical ventilation system, guaranteeing maximum living comfort with reduced energy consumption. Security is ensured by an internal and external alarm system, to be completed according to the needs of the future owner. The expected energy class is “A”, thanks to the latest generation thermal and acoustic insulation.

To complete the self-sufficiency of the property, there is a well with two storage tanks for the autonomous supply of groundwater, which can be used to irrigate the garden, the swimming pool and the houses, while maintaining the connection to the local water network.
Villa Vallicella represents a rare example of an exclusive residence that combines sustainability, luxury and tradition. Its strategic position makes it perfect for living immersed in nature without sacrificing proximity to services, the sea and the main centres of historical and cultural interest in the area, such as Urbino, San Marino, Gradara, San Leo and Verucchio. This villa is the ideal choice for those who want a prestigious residence, a second home by the sea, or a valuable investment in the heart of Romagna.

Details

- Property ID: CBI099-1528-520651
- Surface: 450.00 m²
- Rooms: 13
- Garden: Privato, 5.300 sqm
- Bathrooms: 5
- Energy Class: A4
- Bedrooms: 5

Property Features

- Floor: Multi-story
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 450.00 m²
- Rooms: 13
- Bedrooms: 5
- Bathrooms: 5
- Kitchen: Habitable
- Position: Peripheral
- Garage: Quadruple
- Garden: Private, 5.300 sqm

Images









































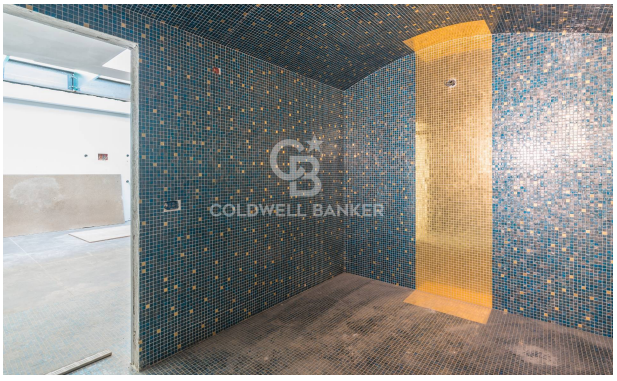


























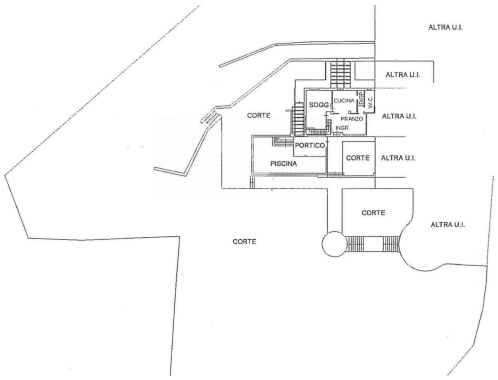


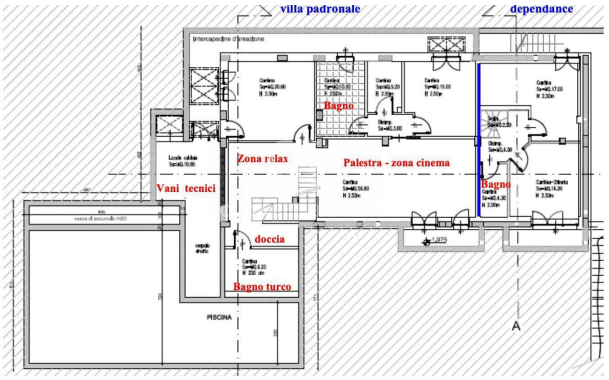


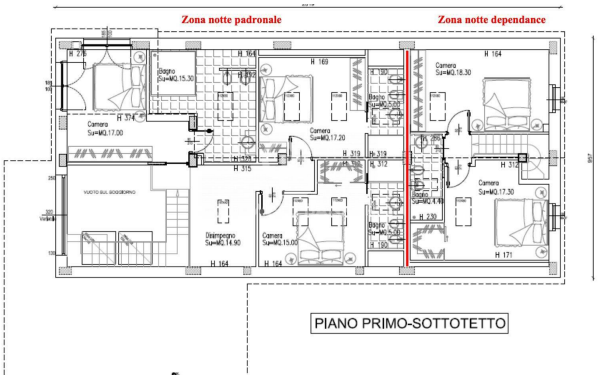








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