Coldwell Banker 24RE
Via della Vigna Nuova, 16 - 50123 Firenze
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Villa for Sell in Cesena

Via Roversano, Forlì-Cesena, 47521 (FC)

1.090.000€

Contact info

Coldwell Banker 24RE

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Description

An exclusive residence set in the countryside near Cesena, where privacy, nature and generous space come together in perfect balance.
In Cesena, in the picturesque setting of Via Roversano, Coldwell Banker presents for sale an elegant detached villa, immersed in the tranquillity of the countryside along the Savio river. Its privileged position combines privacy with proximity to the city centre.
The property covers approximately 405 sqm of commercial floor area, surrounded by a well-kept garden of about 5,000 sqm, with an adjoining agricultural plot of about 38,000 sqm. This exceptional land size further enhances the villa's independence and offers extensive possibilities for use of the outdoor spaces.
The villa stands out for its harmonious architecture, developed mainly on a single level, and for the elegant porticoes that run along the building, creating a natural continuity between the living areas and the surrounding landscape.
The interiors, with bright rooms and generous proportions, include a spacious living area, an eat-in kitchen, four bedrooms and two bathrooms, as well as additional utility and service rooms. An attic and a garage complete the property, adding functionality and versatility.
Particular attention has been paid to build quality and energy efficiency, with thermally insulated walls, steel-reinforced PVC windows with double glazing, and a ventilated roof. The residence also features a 3 kW photovoltaic system, an alarm system with sensors and sirens, and an irrigation system with twelve lines.
A residential opportunity of rare charm, ideal for those seeking an independent home surrounded by extensive grounds, where they can live in close contact with nature without giving up the comforts of the city.

Details

Property ID: CBI162-1800-709

Surface: 405.00 m²

Rooms: 12

Bathrooms: 2

Energy Class: D

Bedrooms: 4

Property Features

Floor: Ground floor

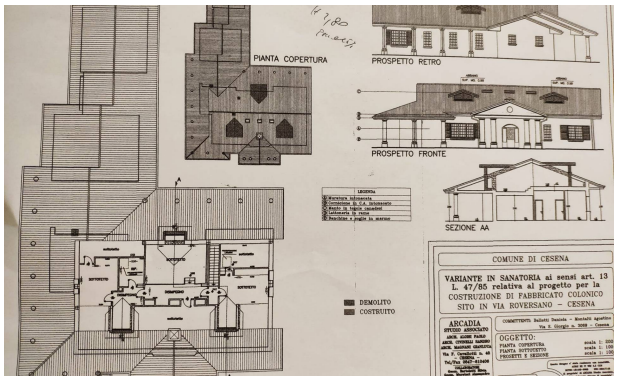
Surface: 405.00 m²

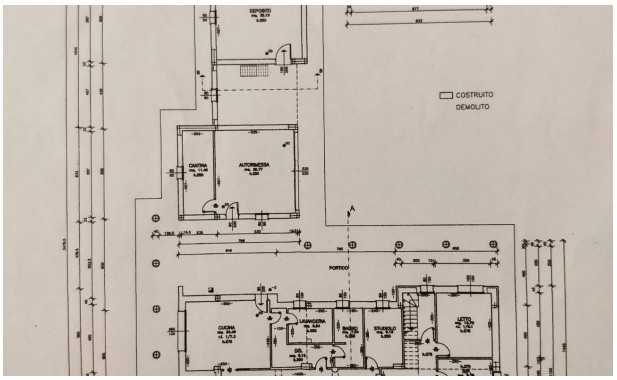
Rooms: 12

Bedrooms: 4

Bathrooms: 2

Images


PIANTA COPERTURA
PROSPETTO RETRO
PROSPETTO FRONTE
SEZIONE AA
COMUNE DI CESENA
VARIANTE IN SANATORIA ai sensi art. 13 L. 47/85 relativa al progetto per la COSTRUZIONE DI FABBRICATO COLONICO SITO IN VIA ROVERSANO - CESENA
DEMOLITO
COSTRUITO
ARCADIA
OGGETTO:


COSTRUITO
DEMOLITO
CANTINA
AUTORIMESSA
PORTICO
CUCINA
LAVANDERIA
BAGNO
STUDIO
LETTO