



COLDWELL BANKER

PRIME PROPERTIES

Prime Properties
Viale Virgilio 4 - 47838 Riccione (RN)
05411412040

Indipendent house for sale in Savignano sul Rubicone

€ 420.000

Ref. CBI099-1272-520320



210 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6

SAVIGNANO SUL RUBICONE a few km from the sea close to all services

We offer for sale a detached house completely renovated in 2018, developed on two levels.

On the ground floor a generously sized veranda leads us to the two entrances of the building, the first introduces us to the living area, consisting of a living room with kitchen and a bathroom, while on the first floor there are 2 double bedrooms with balconies and a bathroom.

From the second entrance, also on the ground floor, there is access to a large rumpus room with kitchen and bathroom, while on the upper floor there is a large bedroom.

The existence of two stairwells allows an internal redistribution with the possibility of easily joining the environments just described.

Outside the building, surrounded by over 2 hectares of land, we find a large agricultural depot of about 60 square meters and a well.

As part of the restructuring, the external coat was completed, the complete overhaul of the roof, the systems, the fixtures and all the floors and walls.

In 2020, a preliminary assessment was requested for the transformation into a horse riding school with attached services (swimming pool and restaurant). This evaluation has taken a favorable opinion, with the possibility of extension equal to 20% of the existing building, for a maximum of 50 square meters.

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Certification

Energy Class: Under evaluation

Features

Property ID: CBI099-1272-520320	Contract: Sale
Categoria: Independent house	Address: Via Villagrappa, -
Zip Code: 47039	Municipality: Savignano sul Rubicone
Total sqm: 210 sq.m.	Bedrooms: 3
Bathrooms: 3	Rooms: 6
Internal condition: Excellent	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Parking space: Uncovered Parking	Date of construction: 2018
Current Status: Available after the deed of sale	Balconies: Present, 9 sq.m.
Garden: Private, 4.000 sq.m.	Sea distance: 4.000 meter
Kitchen: Present	Garage: Shed, 60 sq.m.









