



Villa for sale in Cervia

€ 2.273.000

Ref. CBI145-2073-141



670 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 15

CERVIA

Detached villa - Garden - Terraces - 670 m2

A few meters from the center and the sea, a completely independent villa is for sale, in a residential context characterized by the presence of other villas. The house, in good internal and external condition, is spread over three floors for approximately 350 m2, with four all overlooking the private garden.

The main body of the property has a large furnished entrance, a characteristic built-in kitchen, a large living room equipped with a ceramic stove and a working fireplace, four bedrooms, a study, a fitness room, three terraces and three bathrooms, one of which has a Hydromassage Jacuzzi.

The ground floor can be used independently if desired as it is made up of three further rooms including a kitchen, a lounge/tavern, a bedroom as well as a bathroom. All rooms are characterized by the presence of exposed beams and each leads to access to the garden of approximately 2700 m2 with barbeque corner.

The property externally has a lovely patio that is well protected and enjoyable all year round. The property includes a cellar, a double garage and parking spaces.

This property, due to its location and structure, is suitable both as a main residence and as a summer residence, even for two families.

Ref.: 2073-141

Broker Manager Pasquale Fusco

(Non-binding document for contractual purposes)

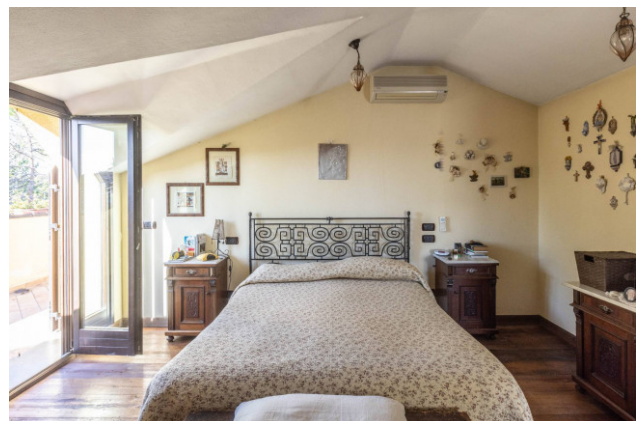


Certification

Energy Class: G

Features

Property ID: CBI145-2073-141	Contract: Sale
Categoria: Villa	Address: VIA BOVA, 39
Zip Code: 48015	Municipality: Cervia
Total sqm: 670 sq.m.	Bedrooms: 4
Bathrooms: 4	Rooms: 15
Internal condition: Good	Floor: Ground Floor
Total floors: 3	Independent heating: Heating
Parking space: Uncovered Parking	Date of construction: 1980
Current Status: Available after the deed of sale	Terrace: Present
Garden: Private, 2.700 sq.m.	Sea distance: 1.400 meter
Kitchen: Regular Kitchen	Garage: for two cars

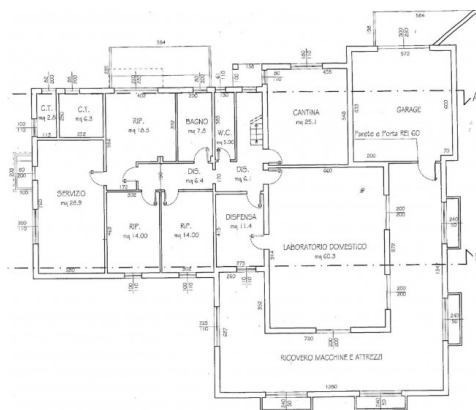




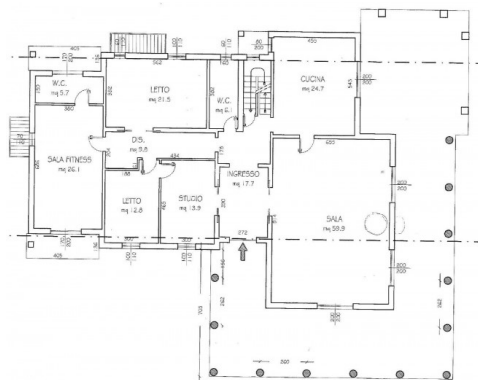




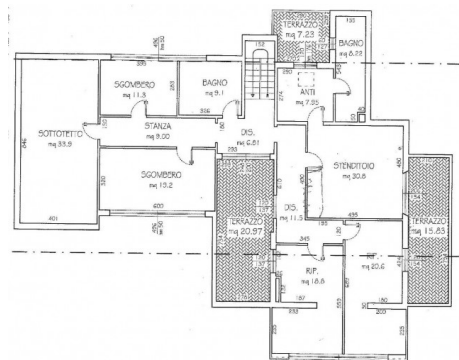




PIANTA PIANO SEMINTERRATO



PIANTA PIANO PRIMO



PIANTA PIANO SOTTOTETTO