



Villa for sale in San Clemente

€ 1.100.000

Ref. CBI127-1585-313



482 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 10

San Clemente (RN), we offer for sale a luxury single-family villa, enchanting for its breathtaking panoramic view and modern design. Built in 2010 on a hilly position close to the Adriatic coast and the renowned cities of Rimini, Riccione and San Marino, this exclusive residence stands on a 3000 m2 plot, surrounded by a planted garden with the possibility of building a swimming pool.

The villa, developed on three levels, offers a distinctive and impeccably organized living space.

At the main entrance, a large and bright lounge welcomes guests with panoramic windows that open onto a breathtaking 180° panorama. Here, a relaxation area with fireplace and a super-equipped modern kitchen create an environment of refined elegance. The ground floor also houses a bathroom, a laundry area and a playroom for children, as well as a large space that can be adapted to an office or private lounge.

The first floor, dedicated to the sleeping area, boasts a master bedroom with large walk-in closet and private bathroom with bathtub. The main bedroom overlooks a terrace of approximately 50 m2, also accessible from the second bedroom. The floor is completed by a third bedroom and a smaller bedroom, perfect as a walk-in closet or playroom for children, together with a second bathroom with shower.

The basement offers a garage with car lift and a large space with a height of 2.40 m, ideal for being transformed into a large tavern.

Outside, an annex used as a gym with large windows offers a breathtaking panoramic view, while the covered space for two cars guarantees practicality and comfort.

The villa is equipped with a sophisticated home automation system, underfloor heating and provision for air conditioning. Thanks to the photovoltaic system and solar panels for domestic water, it boasts high energy efficiency. To ensure maximum security, it has a perimeter burglar alarm and double chamber windows with triple glazing.



This luxury villa represents a unique opportunity for those looking for an elegant residence surrounded by greenery, with a breathtaking view and all the comforts of a prestigious life.

Certification

Energy Class: Under evaluation

Features

Property ID: CBI127-1585-313	Contract: Sale
Categoria: Villa	Address: Via Puglie, 49
Zip Code: 47853	Municipality: San Clemente
Total sqm: 482 sq.m.	Bedrooms: 4
Bathrooms: 3	Rooms: 10
Internal condition: Excellent	Floor: Multi-Storey
Total floors: 3	Independent heating: Heating
Parking space: Carport	Date of construction: 2010
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private, 3.000 sq.m.
Kitchen: Regular Kitchen	Garage: for two cars

















