



Independent house for sale in Gabicce Mare

€ 305.000

Ref. CBI153-2212-520521



110 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4

DETACHED HOUSE IN GABICCE MARE

We offer for sale in Gabicce Mare a detached house of approximately 90 square meters.

The property is spread over a mezzanine floor, characterized by generous and versatile spaces, perfect for being transformed into a comfortable and welcoming home. On the ground floor, under the main level, we find a characteristic tavern, complete with a working fireplace, ideal for organizing summer dinners or for creating a multifunctional space such as a laundry or office. There is also a bathroom with shower to ensure further comfort and practicality. From the tavern you have direct access to a garage of approximately 40 square meters, offering the convenience of private and secure parking.

Access to the house is via comfortable external stairs. The property consists of a bright living room including a small balcony, which creates a welcoming atmosphere. Continuing, you enter an eat-in kitchen, ideal for the daily needs of a family, and a spacious bathroom with window, equipped with a bathtub and a trap door that leads to an attic, offering additional space for storing objects.



There are two very spacious double bedrooms, one of which has a private balcony overlooking the surrounding garden. The private garden, covering approximately 700 square metres, allows you to enjoy moments of relaxation and leisure in the open air.

Furthermore, it is possible to annex an adjacent ruin with a garden to this property, offering further development possibilities. This solution is ideal for a large family who wishes to renovate and personalize the spaces according to their needs, with the possibility of creating two single apartments or transforming the ruin into parking spaces or a private outbuilding.

The property needs to be renovated; the buyer will have the opportunity to customize it and complete it according to their tastes and needs.

Certification

Energy Class: G

Features

Property ID: CBI153-2212-520521	Contract: Sale
Categoria: Independent house	Address: Strada Romagna
Zip Code: 61011	Municipality: Gabicce Mare
Total sqm: 110 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 4
Internal condition: To be renovated	Floor: Mezzanine
Total floors: 1	Parking space: Uncovered Parking
Date of construction: 1970	Current Status: Available after the deed of sale
Balconies: Present	Garden: Private, 700 sq.m.
Kitchen: Regular Kitchen	Garage: for two cars





