



Independent house for sale in San Giovanni in Marignano

€ 550.000

Ref. CBI153-2212-520532



1.266 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 12

DETACHED HOUSE IN SAN GIOVANNI IN MARIGNANO

We offer for sale a detached house from the 70s of approximately 1,266 m2 with a garden of approximately 450 m2, a green oasis perfect for relaxing in the open air and for organizing barbecues and parties with friends and family.

The property is characterized by generous spaces and is spread over three levels.

The ground floor, previously used as a commercial space, was then converted to residential use and offers a large living space where we find a kitchen and two bathrooms.

On the first floor we find an apartment of approximately 200 square meters which includes a large and bright living room, a kitchen, three double bedrooms and two bathrooms with windows, one with a bathtub. Furthermore, there is an additional room that can serve as a walk-in closet or storage room. All rooms of the house have access to a balcony that surrounds the entire property.

On the top floor of the structure there is a flat roof which offers infinite potential including the creation of an attic.

Prime Properties

Via Matteotti, 41 - Cattolica (RN) - (+39) 0541 1781438
cattolica@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962



The property is completed by the basement which can be transformed into a garage, thus offering maximum safety and comfort.

The owners have developed a project for the renovation of the house, which involves its transformation into 7 independent apartments or 4 terraced houses. This flexibility offers several options to buyers, who can adapt the structure to their needs and preferences.

This solution is a unique opportunity for a large family who wishes to live nearby, in a quiet and well-served area.

Certification

Energy Class: G

Features

Property ID: CBI153-2212-520532	Contract: Sale
Categoria: Independent house	Address: Via Cristoforo Colombo
Zip Code: 47842	Municipality: San Giovanni in Marignano
Total sqm: 1.266 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 12
Internal condition: To be renovated	Floor: Multi-Storey
Total floors: 2	Parking space: Uncovered Parking
Date of construction: 1970	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Present
Garage: for four cars	











