

Villa for Sale in Santarcangelo di Romagna

€ 990.000

Ref. CBI162-2304-387



450 sq.m | Bathrooms: 4 | Bedrooms: 5 | Rooms: 10

Amid the gentle hills embracing Rimini and Santarcangelo di Romagna, with a stunning view stretching all the way to the sea, stands an enchanting villa of 450 square meters of commercial space-an authentic retreat of charm immersed in the peacefulness of nature.

The property consists of two completely independent apartments, perfect for accommodating multiple families or for use as both residential and tourist accommodation. Surrounded by a spacious private garden, it offers the possibility to build a panoramic swimming pool to enjoy moments of pure relaxation with a view of the Romagna coastline.

Adding further value to the property is an agricultural plot of approximately 35,000 square meters, cultivated with 100 olive trees-ideal for those who wish to combine elegant living with a passion for the land.

The villa is in excellent condition and ready to be inhabited. Heating is provided by an independent LPG system, complemented by efficient pellet fireplaces that can heat the entire living area, ensuring both comfort and energy savings.

The property also includes:

- A garage of over 100 square meters
- A large courtyard for parking
- Two independent alarm systems, ensuring maximum security for both apartments

The villa enjoys a truly privileged location: on the first hill between Rimini and Santarcangelo di Romagna-an area that combines the tranquility of the countryside with the convenience of urban services and proximity to the Adriatic coast. Just a



few kilometers inland lies Santarcangelo, a lively and charming town known for its artistic spirit, cultural events, traditional taverns, and the authentic atmosphere of Romagna. Its cobbled streets, tuff caves, and intimate squares make it one of the most beloved destinations for both residents and tourists.

Ideal for those seeking privacy, panoramic views, generous space, and comfort-without giving up the vibrant cultural life of the Romagna Riviera.

Property Informations

Address: via Traversale Marecchia 5680

Bedrooms: 5

Bathrooms: 4

Rooms: 10

Internal condition: Good

---> data_operazione <---: 0000-00-00

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Floor: Ground Floor

Current Status: Available after the deed of sale

Terrace: Present

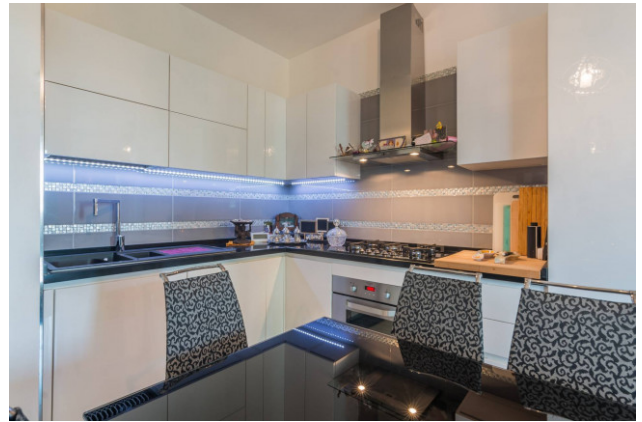
Garden: Private

Kitchen: Eat-in kitchen



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