

# Villa for Sale in Rimini Viserba

## € 1.280.000

### Ref. CBI162-2304-392



**340 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 5**

#### **Liberty Charm Just Steps from the Sea**

Only 300 meters from the scent of the sea and the breeze of the Riviera, the gates open to a villa that feels like it's been plucked from another era: a majestic Art Nouveau residence, expertly renovated and furnished with timeless elegance.

Nestled in a lush private garden of 380 sqm, this 340 sqm home immediately captivates with its old-world charm and modern comfort. Every detail has been crafted with care and passion: from the bright interiors to the fine furnishings, from refined finishes to the most advanced technological solutions.

The villa spans three levels:

On the ground floor, spacious and welcoming rooms include a grand reception lounge, a convivial kitchen, a guest bathroom, and a dedicated laundry area.

The first floor houses the sleeping quarters, featuring four bedrooms - three of which are doubles - a walk-in wardrobe, two elegant bathrooms, and a balcony overlooking the greenery.

The second floor, with sloped ceilings ranging from 1.80 to 2.70 meters, offers atmospheric spaces: a large open area, a double bedroom, and an additional bathroom, ideal for guests or quiet relaxation.

A recent renovation has revealed the perfect blend of history and innovation: a new plumbing system, a condensing boiler, a heat pump, and a photovoltaic system ensure high energy efficiency and modern living standards.

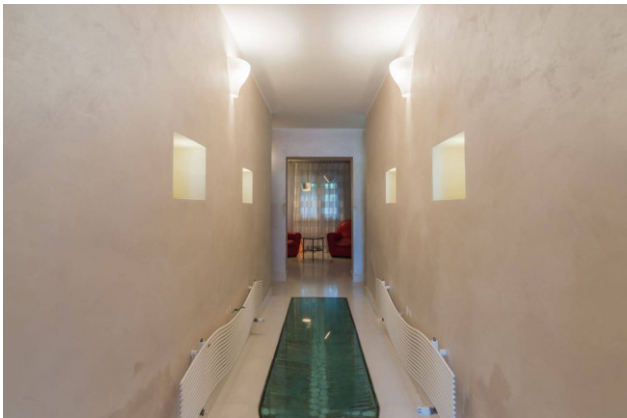
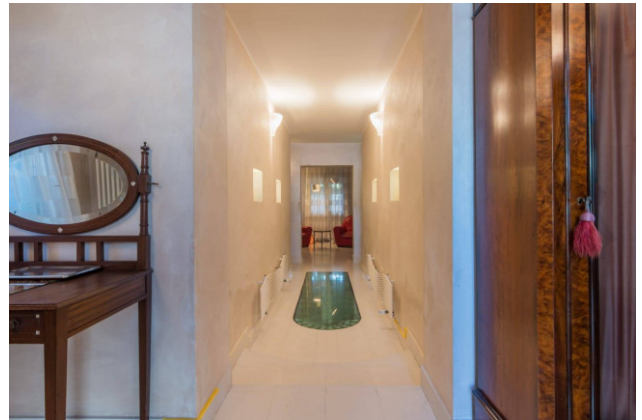
The villa is located in Viserba, a charming and vibrant town on the Romagna Riviera, where maritime tradition meets quality of life. A

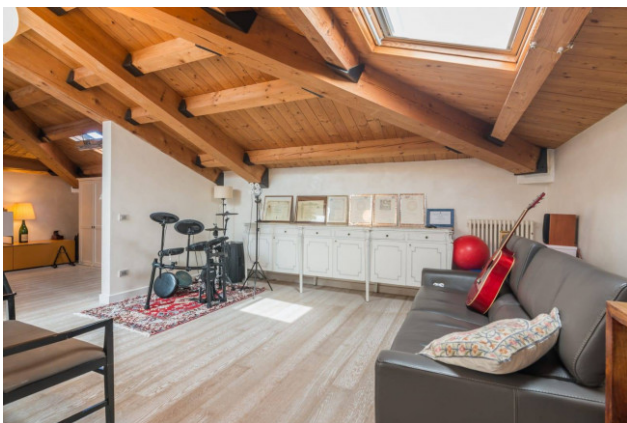
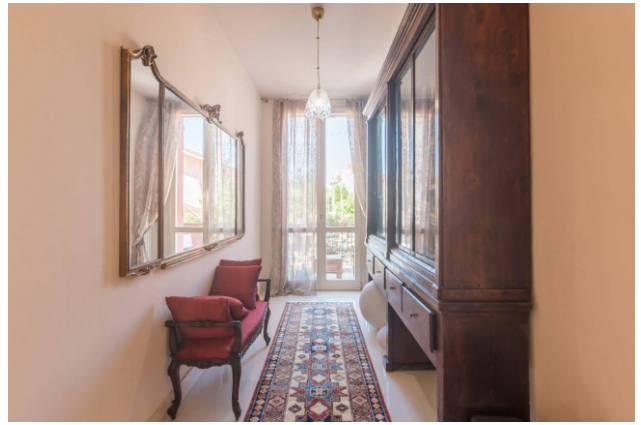


quiet, well-serviced residential neighborhood just minutes from the center of Rimini, where life moves at a human pace - among golden beaches, cycle paths, local shops, street markets, and authentic taverns. A corner of Romagna where time seems to slow down, and each day is filled with the scent of the sea and the feeling of freedom.

## Property Informations

<b>Address:</b> Viale Edmondo De Amicis	<b>Zip Code:</b> 47922
<b>Bedrooms:</b> 4	<b>Bathrooms:</b> 3
<b>Rooms:</b> 5	<b>Internal condition:</b> Restored
<b>---&gt; data_operazione &lt;---</b> : 0000-00-00	<b>---&gt; esclusiva &lt;---</b> : 1
<b>:</b> 0000-00-00	<b>Floor:</b> Ground Floor
<b>Balconies:</b> Present	<b>Terrace:</b> Present
<b>Kitchen:</b> Eat-in kitchen	





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