



Villa for Sale in Cesena

€ 1.950.000

Ref. CBI131-2181-1948



719 sq.m | Bathrooms: 8 | Bedrooms: 9 | Rooms: 20

CESENA - PRESTIGIOUS PROPERTY WITH A SCENIC ORNAMENTAL PARK

In a setting of absolute privacy and scenic harmony, we offer for sale an extraordinary charming property consisting of two independent homes, immersed in a private park of almost 7 hectares, divided between ornamental garden and agricultural land.

The main body, the elegant, sumptuous and charming Villa Padronale, is spread over two levels with a surface area of 574 m².

- On the ground floor there are large and bright rooms: living room, kitchen, dining room, entrance hall, hallway, pantry, study, dining room, pantry and two service bathrooms.
- On the upper floor we find six refined bedrooms, three bathrooms, a large wardrobe and two hallways.

The finishes throughout the house, although classic in style, are of a high standard, with an overall good state of preservation. Outside, the villa impresses with its attention to detail: painted facades, stone sidewalks, and a fence and gate in impeccable condition.

The Second Home, perfect as a guest or staff apartment, is a single-story 145 sq m apartment comprising a living room, kitchen, three

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bedrooms, three bathrooms, a large storage room, and a covered outdoor parking space. Recently renovated, it is in excellent condition, with medium-quality finishes and functional spaces.

The property's true distinguishing feature is the magnificent ornamental garden of approximately 4 hectares, designed by the renowned Florentine landscape architect Pietro Porcinai. The park retains its original layout, with large trees, avenues, and scenic views that create a monumental and timeless atmosphere.

The property includes another 3 hectares of agricultural land, including orchards and arable land, perfect for those who want to combine elegance and nature.

This property represents an exclusive and prestigious solution, ideal as a private residence for those seeking privacy and nature, as a representative residence, or as a high-profile investment.

A rare place, where architecture, landscape, and tranquility coexist in perfect harmony!

Certification

Energy Class: G

Property Informations

Address: Via Chianciano, 91

Zip Code: 47522

Bedrooms: 9

Bathrooms: 8

Rooms: 20

Internal condition: Good

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

---> **esclusiva** <---: 1

: 0000-00-00

Floor: On two levels

Parking space: Covered

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Present

Garage: for three cars



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Via Talucchi, 2 - Torino (TO) - Phone number (+39) 011 387880
partners@cbitaly.it - <https://www.coldwellbankerluxury.it/en>
VAT 04954530962



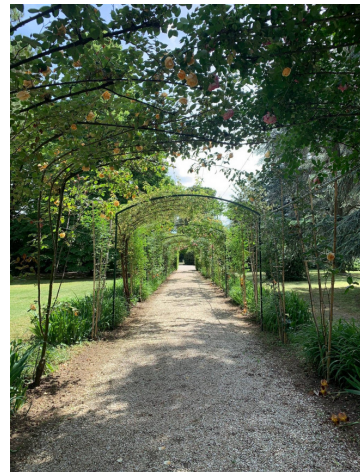
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