



Villa for Sale in Cesenatico Levante € 1.520.000 Ref. CBI127-1717-586



429 sq.m | Bathrooms: 6 | Bedrooms: 4 | Rooms: 8

In Cesenatico's Levante district, we present the exclusive sale of a fabulous 429m2 villa.

Located in a beautiful and quiet residential area, it is only 450m from the canal port and 900m from the beach.

The property is structured on multiple levels.

Ground floor: we find a large and bright living room, a welcoming dining room and a dining room that gives access to a large porch overlooking the garden, a large eat-in kitchen and a bathroom with window.

First floor: An elegant staircase leads to the first floor, which is used as a sleeping area. It comprises a hallway, two double bedrooms, both with balconies, and a master suite with a bedroom, private bathroom with shower, and a private balcony.

Access to the bathroom is through a dramatic entrance hidden behind a false wardrobe door, a strikingly dramatic detail.

On the same level we also find a spacious study area with a dedicated balcony, a bathroom with window and a bathroom with a shower, bathtub, double sink and another balcony.

Second floor: here there is a bright study area, a large attic room with access to a beautiful terrace of approximately 41m2 equipped with an outdoor shower and set up for TV connections. To complete the floor, a bathroom with a Velux window.

Basement: From the dining room, you access the basement, which features two study rooms, a spacious rumpus room with a fireplace, a laundry room, and a bathroom with a window and walk-in shower.

The property is set in a well-kept 432 m2 garden, embellished with a charming, scenic fountain created by Forlì-born artist Rubini.

The villa stands out for its sophisticated designer finishes and high-quality furnishings. The basement features Trani marble flooring,



while the rest of the house is finished in parquet.

A tunnel has been created all around the house to act as a crawl space and a passageway for the system pipes.

The property includes independent heating and air conditioning, an intercom and video intercom on all floors, a double garage on the ground floor, and an uncovered parking space.

Property Informations

Address: via Gaetano Donizetti, 42

Zip Code: 47042

Bedrooms: 4

Bathrooms: 6

Rooms: 8

Internal condition: Restored

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Floor: 4

Parking space: Uncovered

Date of construction: 1995

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private, 432 sq.m

Sea distance: 900 meter

Kitchen: Eat-in kitchen

Garage: for two cars





















