



COLDWELL BANKER
ITALY

Coldwell Banker 24RE

Via della Vigna Nuova, 16 - 50123 Firenze

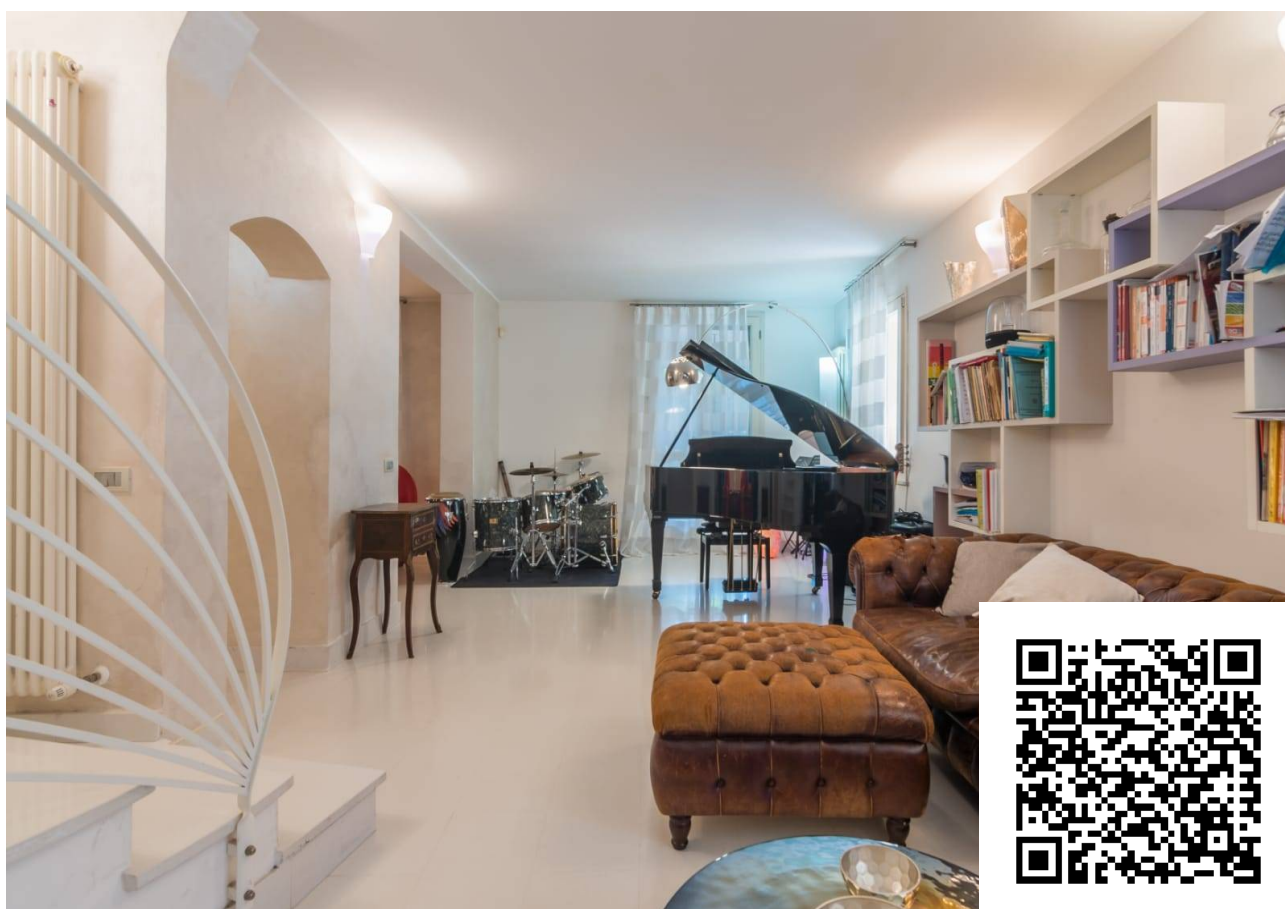
P.IVA e C.F.: 06243950968

Tel.: +393496007599

Villa for Sell in Rimini - Area: Viserba

📍 Viale Edmondo De Amicis, Rimini, 47922 (RN)

1.180.000€



Contact info



Coldwell Banker 24RE

Mario Vicini

Phone: +39 3357331393

Mobile: +39 3357331393

Email: mario.vicini@cbitaly.it

Description

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.

Details



Property ID: CBI162-2304-392



Surface: 340.00 m²



Rooms: 5



Bathrooms: 3



Bedrooms: 4

Property Features



Floor: **Ground floor**



Conservation status: **Renovated**



Surface: **340.00 m²**



Rooms: **5**



Bedrooms: **4**



Bathrooms: **3**



Kitchen: **Habitable**



Position: **Seafront**



Balconies: **Presente**



Terrace: **Present**

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images

