



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Villa with pool and garage close to the sea | Real estate Italy



IT-CA408-CA

Panoramic view  
61030 Piagge  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	61030
<b>Country</b>	Italy
<b>City</b>	Piagge
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 265 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 3.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	2
<b>Asking price</b>	470.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

The detached villa with swimming pool is located on the outskirts of the village of Piagge in the municipality of Terre Roveresche. The fully fenced property enjoys complete privacy while being less than 1 km from the first services.

Built from scratch in the 1990s, the villa of approximately 265 square metres is made entirely of reinforced concrete with excellent insulation. In addition, the villa is partially equipped with air conditioning. The villa has a home automation system for the alarm system and lighting.

The garden is about 3000m and has a beautiful and large swimming pool and a wooden garage.

Access is via an automatic gate.

The villa is entered via a large porch. On the ground floor there is a large living room with dining area. From here there is access to a room that is currently used as a bedroom and then to the small kitchen with access to the outside.

Also on this floor is a second bedroom with access to the garden, a bathroom with shower and a laundry/technical room.

From the ground floor we have access to the basement. There is a beautiful tavern with connections for a kitchen, which can also be used as a garage.

An internal staircase also leads from the ground floor to the upper floor. There you will find the sleeping area with a double bedroom, a large suite that can easily be divided into two separate rooms and a bathroom with a jacuzzi. Finally, there is a beautiful fitness room on the very spacious top floor.

The furniture is included in the price. The water supply is provided by the municipality. Heating via gas and radiators.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

The sea can be reached in about 15 minutes, as can the Fano Center shopping centre, where you will find many shops of all kinds.



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**Your contact person**

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