

Townhouse

€ 580.000 negotiable
Ref. 962



144 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

PETTINARI REAL ESTATE AGENCY SRL SELLS

Elegant semi-detached villa with private garden and double garage

In the heart of Sirolo, one kilometer from the wonderful Urbani Beach, a small villa awaits you, exuding the scent of home, light, and serenity.

An elegant residence, part of a well-kept and quiet semi-detached house, where every detail exudes hospitality.

The ground floor welcomes you to a spacious and bright living room, enhanced by parquet flooring and a fireplace that creates a warm and welcoming atmosphere. The wood and wrought iron staircase lends character and continuity to the spaces, while the built-in kitchen, with its rustic and authentic charm, invites you to enjoy convivial moments. A comfortable bathroom with shower and window completes the floor.

From here you have direct access to the Conero stone veranda and private garden, a small green corner where you can enjoy relaxation or summer dinners at sunset.

The sleeping area is located on the upper floor: three welcoming bedrooms, each with its own balcony. The spacious and bright master bedroom features a panoramic terrace and the option to create a convenient walk-in closet. The windowed bathroom with bathtub completes the floor with elegance and comfort. A retractable staircase leads to the attic, perfect for storage.

In the basement you'll find a spacious tavern ideal for moments with family or friends, a double garage, and a laundry area with a guest bathroom.

This house is the perfect balance between comfort, beauty and authenticity, immersed in the quiet and a stone's throw from the sea and the centre of Sirolo.

□ A welcoming refuge where every day smells of sea and freedom.
□ Contact us now to schedule a viewing and let yourself be amazed by this splendid villa!
Pettinari Real Estate Agency Srl
"We open the door to your new life."
WhatsApp +39 376 031 0129

Property details

Address: via Caduti sul Lavoro

Bedrooms: 3

Bathrooms: 3

Rooms: 5

State of Preservation: Excellent

Level: Multi-Storey

Total Floor: 2

Heating: Heating

Balconies: Present

Terrace: Present

Garden: Private

Sea Distance: 1.000 meter

Kitchen: Regular Kitchen

Box: Double

Features

Tv Antenna: Autonomous

Porch

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Shower

Shutters

Nearby

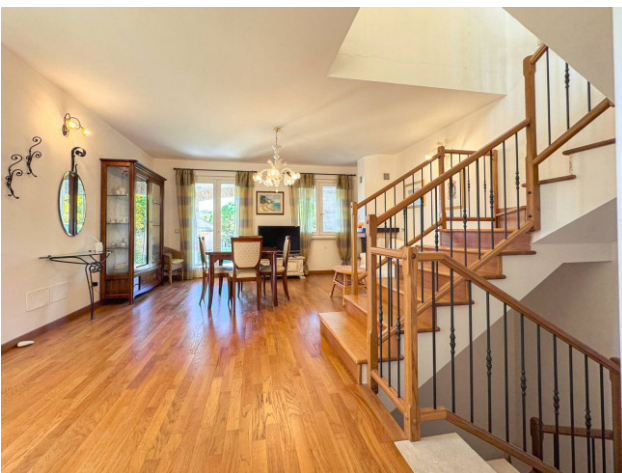
Bike Lanes

Playgrounds

Public Transport

Post Offices

Municipal Offices



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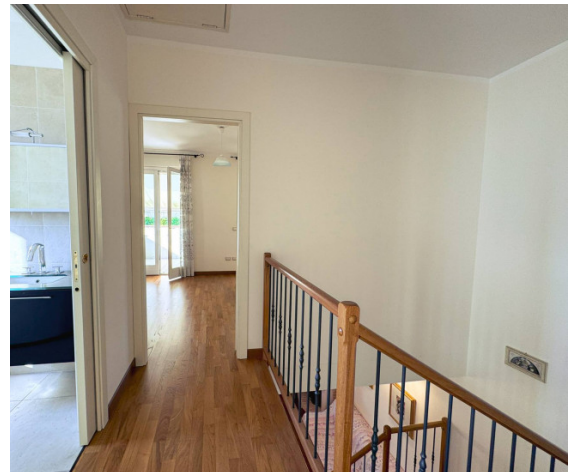
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