

**for sale in Cervignano del Friuli**  
**€ 480.000**  
**Ref. RC3566**



**335 sq.m. | : 4 | : 5 | : 10**

Cervignano del Friuli - Detached villa with soul, generous spaces, and a separate living unit

In a quiet and private residential setting, this charming detached villa, built in the late 1980s and meticulously maintained over the years, stands out. A welcoming, surprising home that tells a story of comfort, light, and conviviality.

The main house, approximately 257 m<sup>2</sup>, is spread over two levels above ground and offers a striking view right from the entrance:

A spacious living room spread across two levels, the beating heart of the home, graced by a magnificent fireplace, perfect for creating ambiance on winter evenings and moments of genuine conviviality. From here, there is direct access to the eat-in kitchen, an ideal space for everyday life and sharing time with family and friends, as well as a convenient utility room/bathroom.

Going upstairs, the sleeping area offers well-distributed spaces designed for relaxation:

three bedrooms, a room used as a study or multipurpose space, two bathrooms and a veranda, where you can carve out moments of peace and privacy.

In the basement, a large cellar completes the home's functionality, ideal as a utility space or for wine enthusiasts.

On the right side of the villa lies a truly unique opportunity: a second, completely independent residential unit, approximately 77 square meters, entirely on the ground floor and with its own entrance. This intimate and welcoming space, comprising a kitchen with a sitting area, a double bedroom, and a bathroom, is perfect as a second family home, a professional office, or a guest space, guaranteeing maximum independence and privacy.

The villa is enhanced by a photovoltaic system, an automatic garden irrigation system and is being sold furnished, ready to be lived in immediately.

A rare solution, ideal for those seeking a home to live in, with generous spaces, versatility, and the warmth that only well-maintained homes can convey.

## Features

Codice: RC3566

Motivazione: Sale

Indirizzo: VIA FAIDUTTI, 14

Comune: Cervignano del Friuli

Totale\_mq: 335 sq.m.

camere: 5

bagni: 4

Locali: 10







