

Land

€ 790.000 negotiable

Ref. 593



10.167 sq.m

Contiguous plot of land of 10,167 square meters in total with a two-family villa, located in the initial part of Via Monade in the municipal territory of Diano Marina, approximately 900 meters from the sea and 1.2km from the center of Diano Marina.

The land lies in a fantastic panoramic position with sea view and excellent sun exposure. Its entire surface faces south-west and has a slight inclination, enough to see a widely panoramic view of the whole of Diano Marina, the surrounding hills, as well as the sea.

The villa is developed on two overlapping living floors, plus a basement used as a cellar and warehouse, and consists of two independent apartments measuring approximately 85m2 each.

For much of its extension it is free from tall vegetation, therefore ready for redevelopment without the need to request special authorizations for the removal of particular tree species.

The land has a building index of 0.03 m3/m2, so it is possible to design and build a residential house of approximately 90 m2, plus porches and basements.

The current "house plan" legislation also allows intervention on the two-family villa, both in expansion and with demolition and reconstruction, developing a new living area of approximately 300m2.

The opportunity is therefore very interesting both in terms of maintaining the current ownership and exploiting the agricultural potential of the land, and as a real estate redevelopment operation.

Property Informations

Address: Località Monade

Zip Code: 18013

Features

Street Frontage

Water Pipes

Light

Telephone Lines

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

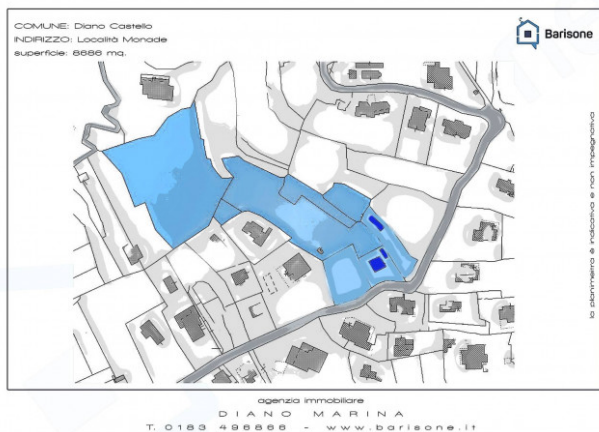
High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





Immobiliare Barisone di Barisone Massimo

Corso Garibaldi, 20 - Diano Marina (IM) - Phone number +39 0183 496866 Fax +39 0183 496866
 agenzia@barisone.it - www.barisone.it/en
 VAT 01677860080



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