

**Villa**  
**Diano Calderina**  
**€ 518.000**  
**Ref. 588**



**90 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

Splendid villa in an enchanting position with incredible sea view and wide panoramic view of the Dianese Gulf.

The property is an extremely rare solution in the area, almost unique!

It is located on the first hills between Diano Marina and Imperia, near the hamlet of Diano Gorleri, in a residential area immersed in the Mediterranean scrub surrounded by the greenery of olive groves, just 3 km from the center of Imperia (and the beaches) and about 4 km from Diano Marina.

It enjoys full south-east exposure and guaranteed sunshine throughout the day thanks to the presence of openings on all elevations.

The villa is spread over two floors connected by a comfortable internal staircase.

On the ground floor we find a large living room with direct access to the porch overlooking the sea, kitchen and bathroom with window; on the upper floor the two large bedrooms both with direct access to the corner terrace and a comfortable bathroom with window.

The porch on the ground floor and the main terrace on the first floor offer a wonderful sea view; There is also a further terrace behind

the house, convenient for enjoying moments of shade in the central hours of the day.  
All for a total living area of approximately 90m2 plus terraces, porches, garden and outdoor spaces.

Externally, the property area extends over approximately 3800 m2 harmoniously distributed between the access and parking area, paved porch area, garden and surrounding land.  
In the basement there is a garage (which can also be used as a storage warehouse for materials and vehicles) connected to the house itself with an internal staircase.

Independent heating powered by LPG with individual tank buried in the property garden; sewer with septic tank.

The villa is unfurnished, in excellent state of conservation and ready to be set up according to your style!

## Property Informations

<b>Address:</b> Strada Savoia	<b>Zip Code:</b> 18013
<b>Bedrooms:</b> 2	<b>Bathrooms:</b> 2
<b>Rooms:</b> 4	<b>State of Preservation:</b> Excellent
<b>Level:</b> On two-levels	<b>Parking:</b> Uncovered Parking
<b>Age Construction:</b> 2013	<b>Balconies:</b> Present, 55 sq.m
<b>Terrace:</b> Present, 55 sq.m	<b>Garden:</b> Private, 3.800 sq.m
<b>Sea Distance:</b> 3.000 meter	<b>Kitchen:</b> Regular Kitchen
<b>Box:</b> Single, 15 sq.m	

## Features

Terrace: 55 □	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	ADSL Coverage	Fastweb Coverage
Telephone System	Wiring: By Law	Sanitary Suspended
Shower	Aluminum Frames	Shutters
Sea View		

## 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			



















