

Villa

€ 790.000 negotiable

Ref. 595



160 sq.m | Bathrooms: 2 | Bedrooms: 4 | Rooms: 10

Semi-detached villa with contiguous plot of land of 10,000 m2 with agricultural building index, located in the initial part of Via Monade in the municipality of Diano Marina, approximately 900 meters from the sea and 1.2km from the center of Diano Marina.

The villa is divided over 3 floors, 2 of which are residential and one for warehouse and storage use, with a toilet and boiler room, located in the basement.

The accommodation on the ground floor consists of entrance into the living room, kitchen, two bedrooms and bathroom for a total of 85 m2.

The apartment on the upper floor has the same surface area and is composed of an entrance into the living room, kitchen, two bedrooms and bathroom; via an external iron staircase you access the roof terrace from which you can enjoy a panoramic view of the whole of Diano Marina, as well as a very wide view of the sea and the entire surrounding hill.

In addition to the underground storage room, the property also has a warehouse building, both of approximately 23 m2 each, and a greenhouse of approximately 600 m2.

The land adjacent to the villa, constituting a single body bordering Via Monade, has a building index of 0.03 m3/m2, which allows the construction of a new villa for residential use of 90 m2 of surface area, plus basements and porches. 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 land has complete exposure towards the south west and has a slight inclination, enough to see a widely panoramic view over the whole of Diano Marina and the surrounding hills, as well as with a good view of the sea. 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 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
Bedrooms: 4	Bathrooms: 2
Rooms: 10	State of Preservation: Good
Level: On two-levels	Age Construction: 1960
Balconies: Present, 15 sq.m	Terrace: Present, 80 sq.m
Garden: Private, 100 sq.m	Sea Distance: 2.000 meter
Kitchen: Regular Kitchen	Box: Single

Features

Terrace: 85 □	Tv Antenna: Autonomous	Closet
ADSL Coverage	Cellar: 85 □	Fastweb Coverage
Telephone System	Shower	Wooden Window Frames
Safe-Deposit Box	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			











