

Villa

€ 1.500.000 negotiable

Ref. 600



250 sq.m | Bathrooms: 5 | Bedrooms: 5 | Rooms: 12

Splendid villa with swimming pool in a unique and enchanting position with incredible sea view and wide panoramic view of the Dianese Gulf.

Its extremely privileged location makes it a unique opportunity, difficult to find in other solutions offered for sale.

It is located on the first hills between Diano Marina, in Strada Berzi, in a residential area immersed in the Mediterranean scrub surrounded by the greenery of olive groves, less than 1.5 km from the center of Diano Marina (and the beaches) and about 3 km from Imperia .

It enjoys full exposure and sunshine throughout the day, thanks to the presence of openings on all elevations.

In particular, the main front facing Diano Marina has large windows that allow you to enjoy the view from inside the villa in all the rooms of the living area.

The villa is spread over three floors connected by a comfortable internal designer spiral staircase.

On the ground floor we find a large living room with direct access to the porch overlooking the sea, kitchen, two bedrooms, bathroom with window.

On the upper floor there are two storage rooms with good internal height that allows you to stand.

At the swimming pool level there is a basement of approximately 110m2 distributed in storage rooms, storage rooms, services, cellars and technical rooms.

Externally, both the large portico in the basement and the main terrace on the first floor (covered by a metal structure harmoniously integrated into the context of the villa) offer a wonderful sea view.

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 furnished with highly sought-after designer pieces, in an excellent state of conservation and ready to be inhabited!

Property Informations

| | |
|------------------------------------|---|
| Address: Strada Berzi | Zip Code: 18013 |
| Bedrooms: 5 | Bathrooms: 5 |
| Rooms: 12 | State of Preservation: Excellent |
| Level: On two-levels | Age Construction: 2008 |
| Balconies: Present, 20 sq.m | Terrace: Present, 140 sq.m |
| Garden: Private, 3.800 sq.m | Sea Distance: 3.000 meter |
| Kitchen: Regular Kitchen | Box: Single, 15 sq.m |

Features

| | | |
|------------------|------------------------|--------------------|
| Terrace: 140 □ | Tv Antenna: Autonomous | Tv SAT: Autonomous |
| Closet | ADSL Coverage | Cellar |
| Fastweb Coverage | Fireplace | Air-Conditioned |
| Telephone System | Wiring: By Law | Sanitary Suspended |
| Shower | Aluminum 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 |

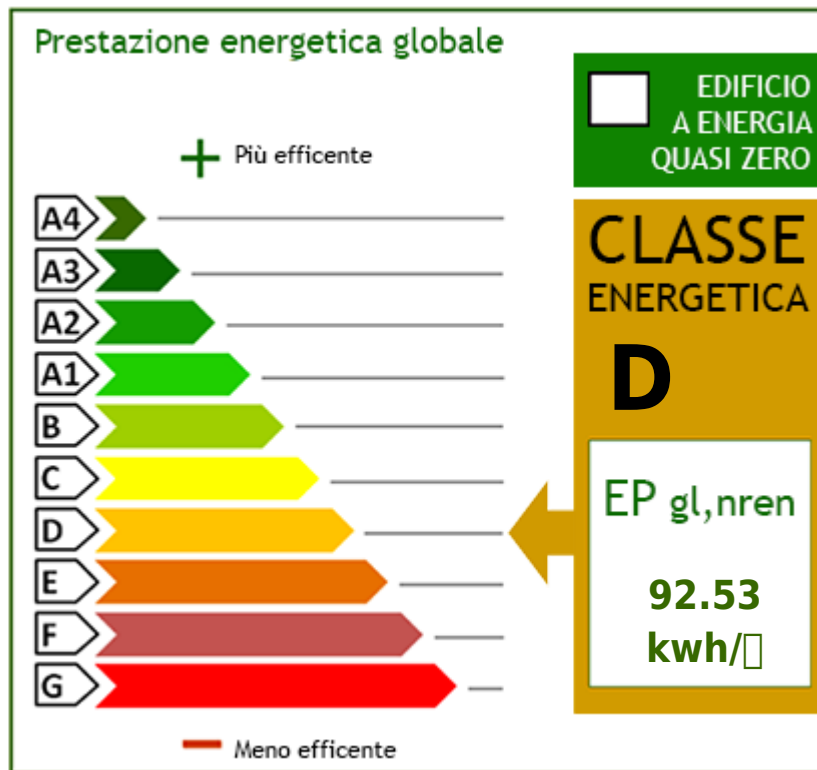
High Schools

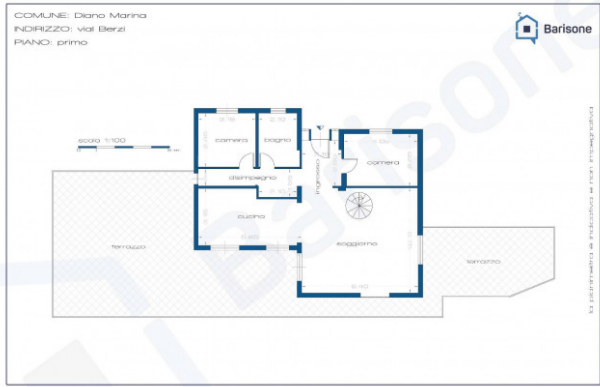
Cafe

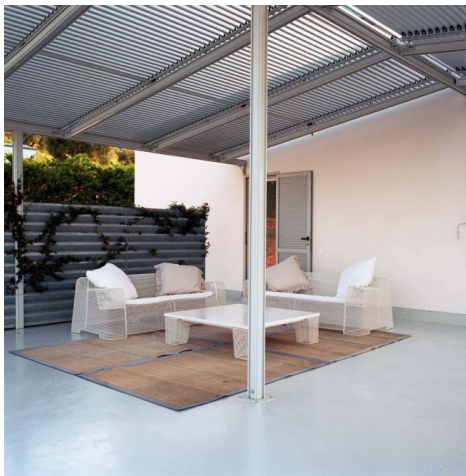
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