Immobiliare Barisone di Barisone Massimo
Corso Garibaldi, 20 - 18013 Diano Marina
Phone number +39 0183 496866 Fax +39 0183 496866

Villa
€ 430.000
Ref. 779



250 sq.m | Bathrooms: 2 | Bedrooms: 4 | Rooms: 6

Detached villa to be completed in an absolutely privileged location surrounded by greenery, with excellent sun exposure, sea views, and a very open panoramic view.
The location is very attractive because it is along the road leading to the historic center of Diano Castello, just a few minutes from the beaches and the center of Diano Marina, but also excellently connected to all the services in the area.

The property is spread over three floors, two of which (the first and second attic) are for residential use.

The entrance is via an external staircase that leads to the large living room with a wood-burning fireplace and open-plan kitchen (already equipped with a central island).
This first room enjoys considerable brightness thanks to the presence of two large French windows and a third window.

On the same floor there are two comfortable bedrooms and a bathroom with a window.
An internal brick staircase leads to the second attic floor, which contains two more bedrooms and a very large room with a dedicated bathroom, already set up for the creation of a Turkish bath.
This last room can be used as a bedroom, but also as a study or playroom... depending on the family's needs.

The terrace is the most panoramic spot in the entire house, bathed in sunshine all day long and offering a view of over 270 degrees!

From here you can enjoy a view of all of Diano Marina and the sea, as well as all the surrounding hills dotted with olive groves.

The total living area is approximately 190m2, including terraces and balconies.

On the ground floor there is a large garage, a very spacious laundry room, a utility room for technological systems, and a tavern.
The garden has a surface area of approximately 100m2 and also enjoys a sea view.

The property is in need of completion: at present, it is completely finished with regards to the plumbing, electrical and alarm systems, the partitions, and the subfloors.
The heating system is radiant underfloor on the main floor, while in the attic it is powered by wall radiators.
The installation of a photovoltaic system connected to the utility room in the basement has already been planned.

The heating system needs to be installed, the flooring needs to be finished, all the windows and doors need to be replaced, the bathrooms need to be finished, and the exterior façade needs to be restored.

This stage of completion allows the buyer to choose the finishing materials, as well as benefiting from a much more competitive purchase price and securing tax deductions on the completion work.

Certification

Energy Class:

Property Informations

Address: Via Besusta, 13	**Zip Code**: 18013
Bedrooms: 4	**Bathrooms**: 2
Rooms: 6	**State of Preservation**: Be Restored
Level: Ground Floor	**Age Construction**: 1964
Balconies: Present, 24 sq.m	**Terrace**: Present, 25 sq.m
Garden: Private, 100 sq.m	**Sea Distance**: 1.200 meter
Kitchen: Exposed Kitchen	**Box**: Single, 45 sq.m

Features

Terrace: 25 □	Closet	ADSL Coverage
Cellar: 50 □	Fastweb Coverage	Fireplace
Air-Conditioned	Telephone System	Shower
Predisposition for Alarm	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			

















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