

FOR SALE



**Maria Teresa**

AGENCY — SANREMO

SANREMO — LIGURIA

## Villa in the Levante (3 Bridges) area in San Remo

€ 1.800.000

PRICE

350 m<sup>2</sup>

SQUARE METRES

5

ROOMS

# The Spaces



## DESCRIPTION

# Villa in the Levante (3 Bridges) area in San Remo

Ref VV AA - Discover an extraordinary villa on three levels located a short distance from the enchanting beaches, with breathtaking panoramic views of the coast. Nestled in a plot of 2100 square meters, this property offers exceptional privacy and a serene environment. Main Features: Interior Spaces: Ground Floor: Spacious living room, separate kitchen, laundry area, two bathrooms and a master bedroom. The patio, equipped with an outdoor kitchen, barbecue and dining table, is perfect for outdoor dining. First Floor: Master bedroom with walk-in closet, four double bedrooms, three bathrooms (one with Jacuzzi) and a balcony with spectacular views. Basement: Tavern, wine cellar and garage. Attic: Living area and a bedroom with bathroom. A scenic wrought-iron staircase and elevator conveniently connect all floors. The villa is insulated

and prepared for the installation of solar panels. Independent heating and central vacuum. There is no swimming pool but it is really the only thing missing.. . Unique Opportunities: Commercial area of 350 m<sup>2</sup> with 11 rooms and 7 bathrooms. Numerous outdoor spaces between terrace and balcony. Possibility of splitting the property and two options to build a swimming pool. Built in 2003 and completely renovated, the villa is ready to be lived in. For more pictures or details please do not hesitate to contact Specifications: Type: Villa Floors: 3 Area: 350 m<sup>2</sup> commercial Rooms: 11 Bathrooms: 7 Plot: 2.100 m<sup>2</sup> Terrace and balcony Garden Garage included in the price Good state of preservation Built-in closets Cellar Orientation: South, East, West Year of construction: 2003 Independent natural gas heating Energy class: D (87.49 kWh/m<sup>2</sup> year).

 **350 m<sup>2</sup>**  
AREA

 **6**  
BATHROOMS

 **5**  
ROOMS

 **€ 1.800.000**  
PRICE



Maria Teresa

## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



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