

## La Fenice Immobiliare

AGENCY — LA SPEZIA

LA SPEZIA — LIGURIA

# LIBERTY RESIDENCE - COLLI AREA - LA SPEZIA - VIA XXVII MARZO

€ 700.000

PRICE

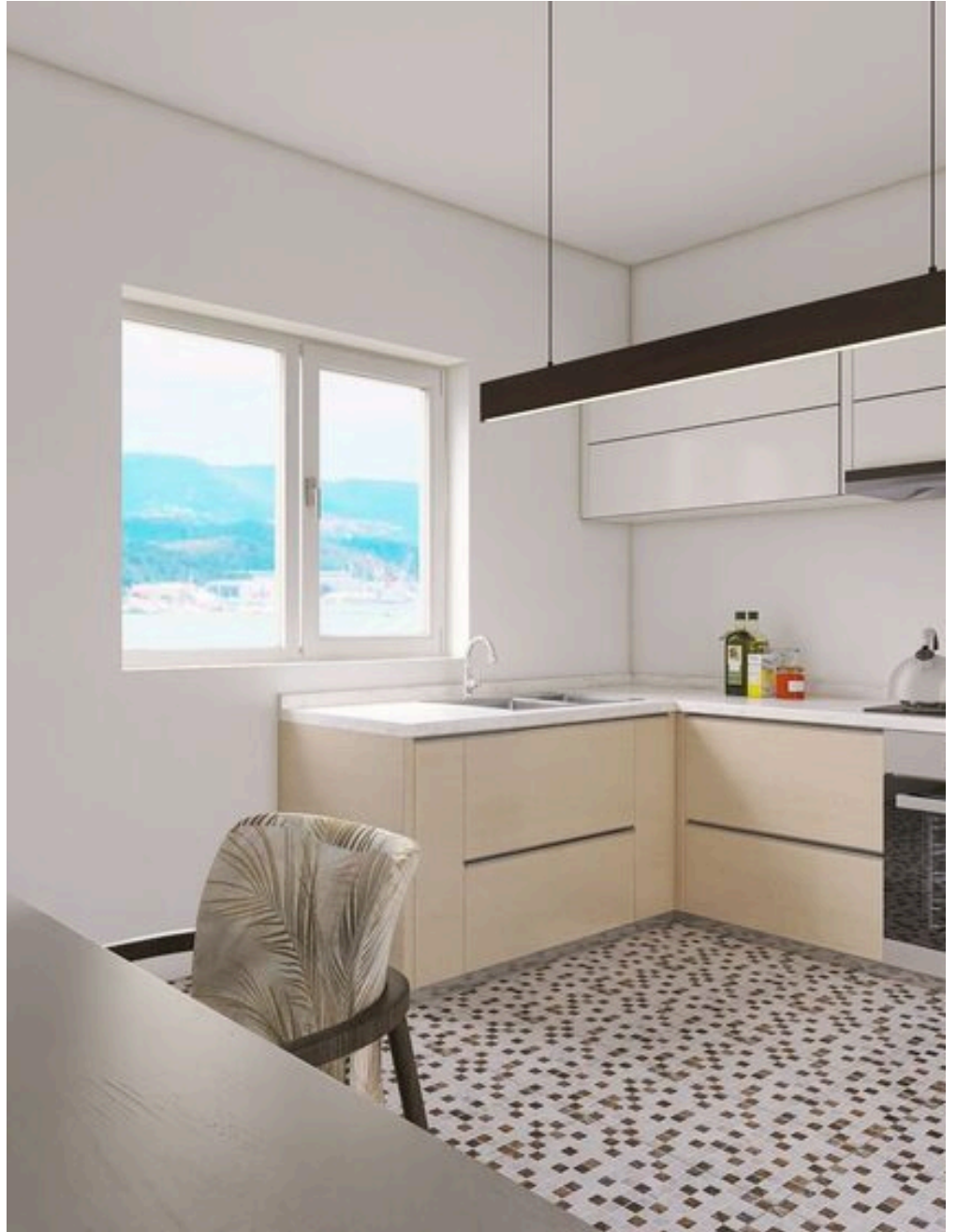
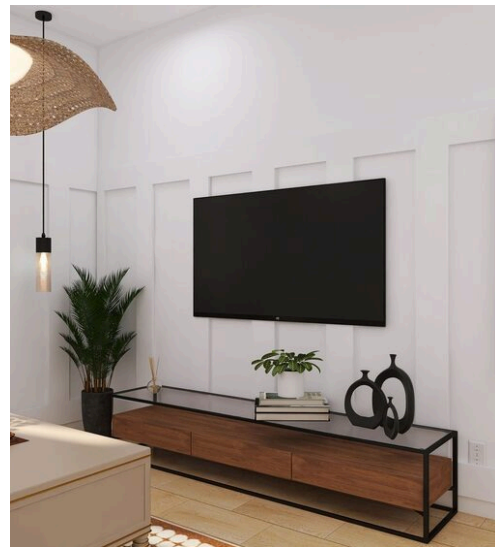
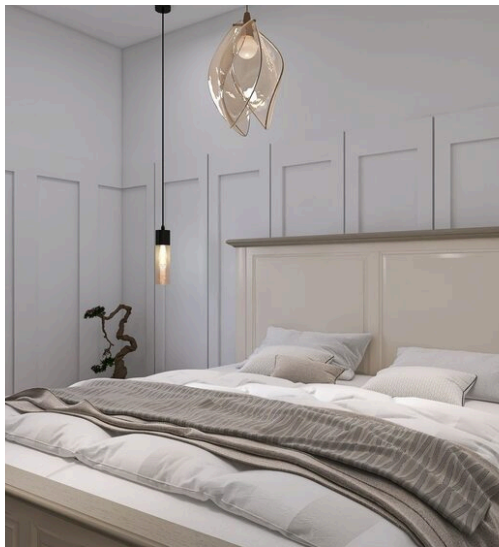
230 m<sup>2</sup>

SQUARE METRES

10

ROOMS

# The Spaces



## DESCRIPTION


# LIBERTY RESIDENCE - COLLI AREA - LA SPEZIA - VIA XXVII MARZO

RESIDENZA LIBERTY - ZONA COLLI - LA SPEZIA - VIA XXVII MARZO A plunge into history, with an eye to the sea... There is an elegance that time does not scratch. An elegance that you can breathe as you enter this Art Nouveau building, evidence of a time when architecture spoke the language of beauty and refinement. On the third and top floor, where light meets high ceilings and silence gives peace, a spacious apartment awaits you, ready to LIVE a new history. A 15 sqm terrace overlooking a bright view of the Gulf: here the days begin with the blue of the sea on the horizon and end with the profile of the boats at dusk. An intimate and precious space, where every season has its own show. Inside, generous and airy rooms, to be reinterpreted according to your needs, keeping the original charm intact. Like any home that has passed through time, this one holds authentic details and a soul just waiting to be rediscovered. Discover this charming Art Nouveau residence located on the first hills of La Spezia, a true jewel with timeless charm. Imagine a large, bright

living room, with two large windows that give a breathtaking view of the sea, creating a romantic and evocative atmosphere. - The property has four spacious bedrooms and two elegant bathrooms, ideal for welcoming family and friends in a refined and comfortable environment. Completing this wonderful residence is a practical storage room and a habitable attic of about 40 square meters, currently at the rough, which offers endless possibilities for customization: from a relaxation area or study, to a private suite. The property is in need of renovation, with the potential to create two independent living units for parents and children, or an ideal solution as an investment to be put to income through tourist or long-term rentals. Located in a privileged position, this Liberty residence offers spectacular views of the coast, a romantic atmosphere and a unique opportunity to live in a historic and refined context. The possibility of customization and development makes it perfect for those who want a value investment or a dream home with a sea view...

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

 **10**  
ROOMS

 **2**  
BATHROOMS

 **€ 700.000**

## FEATURES



WIDE SPACES



BOX CAR



HISTORIC BUILDING



GARDEN



TERRACE



LA FENICE  
IMMOBILIARE

La Fenice Immobiliare

## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



PHONE

3938055790



EMAIL

portali@immobiliarelafenice-sp.it



ADDRESS

Via Vittorio Veneto 123/125, La Spezia, La Spezia