



In **zona levante**, villa di prestigio con una **superficie di circa 500 M/2** e articolata su **tre livelli** collegati con **bella e luminosa scala interna** e così composta:

Primo Piano:

ingresso da patio, grande salone, camera adibita ad office, bagno e grandi terrazzi;

Piano secondo:

camera padronale con cabina armadi e sala da bagno privato, due camere matrimoniali con adiacente sala da bagno un bagno, balconi e terrazzi panoramici.

Piano terra: ampia taverna attrezzata con grande tavolo conviviale, banco bar e caminetto, grande cucina, salotto divani TV, grande bagno con antibagno, box auto triplo, bagno, portico, vari locali tecnici e di servizio (Lavanderia/stireria, centrale termica, servizi piscina).

Completano la proprietà una **bellissima piscina** ed un **giardino perimetrale di 1500 M/2** con elementi tipici della **macchia mediterranea**, il tutto **rifinito in ogni particolare**: completamente recintata in muratura per la **massima privacy** con ingresso importante con **cancellata automatica** in ferro battuto.

Finiture tipo lusso, materiali di pregio, caratteristiche architettoniche ricercate,
A pochi metri dalla **costa** e dalla **pista ciclabile**, **splendida vista mare panoramica**.

Prezzo adeguato alla tipologia dell'immobile, **info solo in agenzia**.

CE in classificazione.

Prestigious large villa with swimming pool near the sea in the eastern area of Sanremo.

In the eastern area, prestigious villa with a surface of about 500 M / 2 and articulated on three levels connected with a beautiful and bright internal staircase and composed as follows:

First Floor:

entrance from patio, large living room, office room, bathroom and large terraces;

Second floor:

master bedroom with walk-in closet and private bathroom, two double bedrooms with adjacent bathroom, a bathroom, balconies and panoramic terraces.

Ground floor: large basement equipped with a large convivial table, bar counter and fireplace, large kitchen, lounge with TV sofas, large bathroom with dressing room, triple car garage, bathroom, porch, various technical and service rooms (laundry / ironing room, boiler room, swimming pool services).

The property includes a beautiful swimming pool and a perimeter garden of 1500 M / 2 with typical elements of the Mediterranean scrub, all finished in every detail: completely fenced in masonry for maximum privacy with an important entrance with automatic wrought iron gate. .

Luxury type finishes, quality materials, refined architectural features,

A few meters from the coast and the cycle path, splendid panoramic sea view.

Price appropriate to the type of property, info only in the agency



Rif. I 043

Prezzo: info in agenzia

