

For sale | House  
Montemarcello,

### Price

4200000 €                      14000 €/m<sup>2</sup>

### Description

Montemarcello, Liguria - La Spezia:

The villa is located 1,5 km from Montemarcello, recognized as one of the most beautiful little villages in Italy, located in the Italian region of Liguria, on a marvellous hill up on the Ligurian Sea (not very far from the famous Portovenere).

The villa is inside the Parco Naturale Regionale Montemarcello-Magra which is a protected area where actually is very difficult to have the permission to build constructions.

This makes the ambient very quiet and exclusive.

The villa has 3.800 square meters of pine wood around. This gives to the property a lot of privacy and silence.

The villa is overlooking the sea and the view from the villa is superb.

The villa was built in the 70's and the architecture is typical of that period. The conical roof is made in copper. The exterior and the interior of the villa have been completely re-painted recently.

The villa has 3 floors, connected by a spiral staircase.

On the ground floor there are 3 bedrooms and 3 bathrooms, a big round living room, a round dining room, a kitchen.

On the first floor there is a big bedroom with a little vestiaire and a round terrace and a bathroom.

In the basement, there is a big tavern, a bathroom, another little room and the room where the heating system of the house is located. Outside, in the wood, there is a





wooden terrace where is possible to have lunch and admire the view. There is also a parking for cars.

The property is completely fenced.

Area:	300 m <sup>2</sup>
Rooms:	12
Floors:	











