

## Villa for Sale in Imperia Oneglia Cascine Ref. V957 - Confidential Negotiation



**540 sq.m | Bathrooms: 6 | Bedrooms: 7 | Rooms: 12**

VILLA CAPO BERTA - This villa with grounds, situated in a commanding position overlooking the sea, offers a unique opportunity to live in one of the most exclusive areas of the Western Ligurian Riviera, halfway between Diano Marina and Imperia. Thanks to its generous size and its division into multiple residential units, the property is suitable for a variety of uses: private residence, vacation home, and/or hospitality facility. A prestigious investment in one of Liguria's most sought-after areas. Villa Capo Berta is in its original condition and requires a thorough renovation to restore its former glory. A splendid swimming pool surrounded by the lush garden could also be built.

The villa's main accommodation comprises a large outdoor porch, entrance hall, living room, kitchen, bathroom, and storage room on the ground floor. The first floor, accessed via a large arched staircase, contains five bedrooms, three bathrooms, a kitchen, a storage room, and two large terraces. The total gross saleable area of the accommodation is 320 square meters, including a 36 square meter porch and 100 square meter terraces. The villa's second accommodation is located entirely on the ground floor and comprises a living room, kitchen, two bedrooms, a bathroom, and a storage room, for a total gross saleable area of 125 square meters. Porches, terraces, and relaxation areas adjacent to the house allow you to immerse yourself in the tranquility and scents of beautiful Liguria.

The outbuilding is spread over two floors: on the ground floor there are two storage rooms with a gross floor area of 55 square meters, and on the first floor there is a small apartment with an entrance hall, living room/bedroom, bathroom, and kitchen, also with a gross floor area of 55 square meters. The garage is approximately 70 square meters and has two large driveways.

The approximately 6,800-square-meter park is fully fenced and features small clearings, green spaces with ornamental plants and tall trees, as well as areas planted with olive and fruit trees. Access to the villa is via a gate that leads, along an internal road, to both the main residence and the outbuildings, with ample parking areas for guests.

Request a viewing! Explore the potential of this enchanting villa and immerse yourself in the unique atmosphere of Villa Capo Berta.

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This announcement is for informational purposes only and does not constitute a contractual element.

## Property Informations

**Address:** Via Serrati

**Zip Code:** 18100

**Bedrooms:** 7

**Bathrooms:** 6

**Rooms:** 12

**Level:** On two-levels

**Parking:** Carport

**Age Construction:** 1940

**Balconies:** Present, 36 sq.m

**Terrace:** Present, 100 sq.m

**Garden:** Private, 8.400 sq.m

**Sea Distance:** 2.000 meter

**Kitchen:** Regular Kitchen

**Box:** Double, 70 sq.m

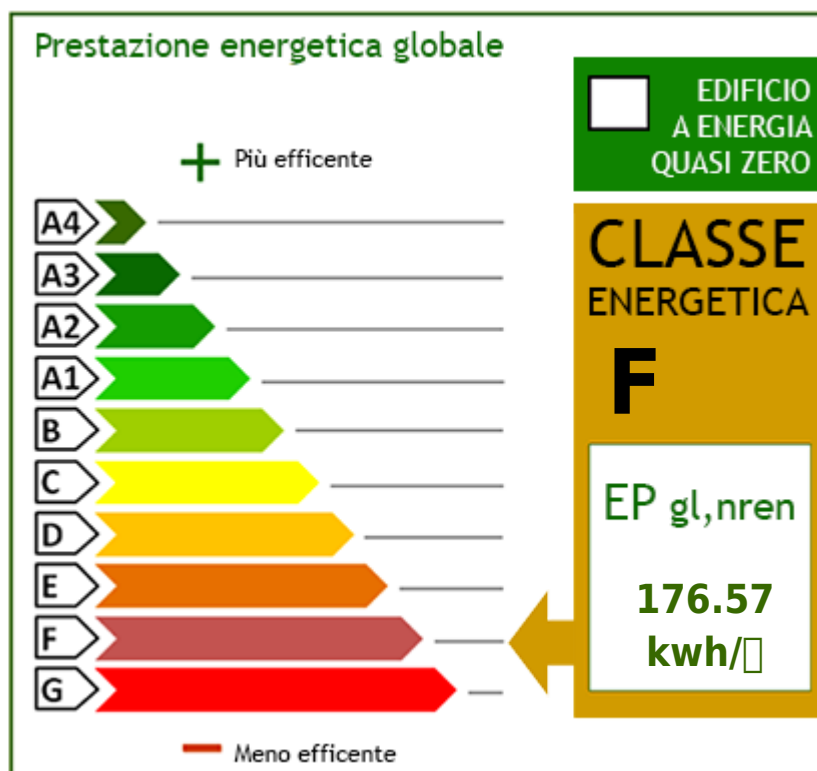
## Features

Terrace

Cellar

Fireplace

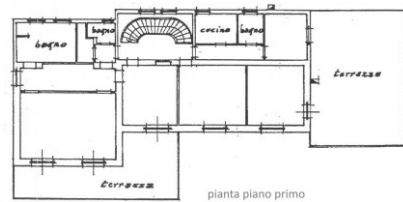
Sea View





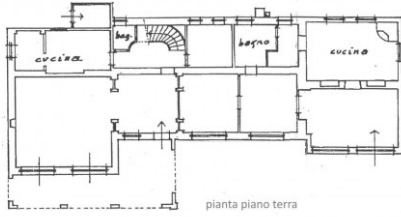






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