

## **Villa for Sale in Imperia Porto Maurizio periferia Ref. V878 - € 878.000**



### **340 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 9**

Villa Giara - In Imperia, Liguria, in the heart of the prestigious Riviera Dei Fiori, Ametis Real Estate Agency offers for sale this large villa with a swimming pool in the enchanting Poggi location, boasting a panoramic sea view, outdoor areas, and approximately 1,800 square meters of land.

The spacious 340 sq m living space is spread over three levels; on the ground floor, a 120 sq m apartment comprises a spacious entrance hall, a living room with exposed beams, bright windows overlooking the garden and a romantic fireplace, a bedroom, a walk-in closet, a bathroom, two storage rooms, and an eat-in kitchen with a large terrace offering beautiful panoramic views all the way to the sea.

The 55 sq m attic features a bathroom, bedroom, and study with a terrace. The 160 sq m basement comprises a 65 sq m tavern with a charming kitchen that can accommodate numerous guests and overlooks the large swimming pool with a sundeck. It also includes a bedroom, a gym, a study, and a storage room. A 70 sq m caretaker's apartment comprises a living room with kitchenette, bedroom, bathroom, laundry room, storage room, and walk-in closets.

The property also includes a 50 sq m carport with 4 covered parking spaces, 3 outdoor parking spaces, and a 100 sq m garage. The garden surrounding the villa is landscaped and meticulously maintained, and thanks to the mild climate, it offers both scenic views and intimate relaxation areas to enjoy year-round.

Imperia is one of Liguria's four provincial capitals, a city with two faces, both interesting and delightful. It was born from the union, in 1923, of two neighboring towns with very different histories: Oneglia, founded after the year 1000 as a fiefdom of the Bishop of Albenga, was sold to the Genoese Doria family and then to the House of Savoy, while Porto Maurizio, perched on its promontory, was a

walled medieval village.

Imperia is located in the heart of the Riviera dei Fiori, in Liguria, a land nestled between the mountains and the sea that offers every type of landscape and entertainment. Liguria and the Riviera dei Fiori have everything you could imagine: magnificent golden sand and pebble beaches, mountain ski slopes less than an hour's drive away, hiking and mountain biking trails, a seaside cycle path, churches, castles, and medieval villages.

Imperia, in particular, offers year-round shopping under the arcades of Via Bonfante in Oneglia, two cinemas, restaurants, taverns, and wine bars, DOP extra virgin olive oil and basil, fragrant local wines such as Pigato, Vermentino, and Rossese, and fresh fish, thanks to the fleet of fishing boats that also offer "fishing tourism" excursions. Above all, it boasts a temperate climate year-round, clear seas, and international events such as the Vele d'Epoca and Sole&Vento regattas, featuring giant kites from around the world.

## Property Informations

**Address:** strada civezza

**Zip Code:** 18100

**Bedrooms:** 4

**Bathrooms:** 4

**Rooms:** 9

**Level:** On two-levels

**Total Floor:** 3

**Parking:** Carport

**Age Construction:** 1993

**Balconies:** Present

**Terrace:** Present

**Garden:** Private, 1.800 sq.m

**Sea Distance:** 4.000 meter

**Kitchen:** Regular Kitchen

**Box:** Double, 100 sq.m

## Features

Fireplace

Wiring: By Law

Predisposition for Alarm

Swimming Pool

Sea View











