

## Villa for Sale in Imperia Porto Maurizio periferia Ref. V840 - € 890.000



**220 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 7**

IMPERIA - Villa Melograno - On the Western Ligurian Riviera, halfway between Sanremo and Alassio, this beautifully finished villa with garden and swimming pool is just 4 km from the sea, nestled in the tranquility and greenery of the olive trees.

Villa Melograno is spread over two floors. The ground floor, measuring approximately 105 square meters, is accessed from the porch and comprises an entrance hallway, a living room with an adjoining kitchen area, two bedrooms, one with a walk-in closet/dressing room, two bathrooms, both with windows, and a storage room. The house is surrounded by balconies and terraces, as well as a level garden with a swimming pool. The sunny, green location boasts panoramic views stretching to the sea, making it the perfect place to enjoy fantastic terrace dinners and poolside parties.

The basement, also accessible via an internal staircase, comprises approximately 115 square meters of living space, including a living area with kitchenette, a double bedroom, a storage room, a laundry/ironing room, and a bathroom. A garage of approximately 30 square meters, with electric shutter access, is connected via an internal door, allowing direct access to the entire property without leaving the house.

The interior is striking for its linear yet cheerful and colorful solutions, and two different, cutting-edge heating systems have been installed: a central heating system with a gas boiler and heat pumps for heating and cooling (air conditioning). There's also a 6kW photovoltaic system.

The 2,800-square-meter garden, partially paved around the house, is well-maintained and well-maintained. The property is accessed via an automated iron gate. The yard can accommodate several cars, including guests.

Your new poolside life awaits you: whether you prefer fun company or absolute relaxation.

Contact us for more information. Our contact details are here.

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

## Property Informations

**Address:** Piani

**Zip Code:** 18100

**Bedrooms:** 4

**Bathrooms:** 3

**Rooms:** 7

**State of Preservation:** Excellent

**Level:** On two-levels

**Total Floor:** 2

**Age Construction:** 2009

**Balconies:** Present

**Terrace:** Present, 60 sq.m

**Garden:** Private

**Sea Distance:** 4.000 meter

**Kitchen:** Regular Kitchen

**Box:** Single

## Features

Terrace

Cellar

Swimming Pool

Sea View



















