

Apartment for Sale in Imperia

Oneglia periferia

Ref. A259 - € 259.000



101 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

IMPERIA - Panoramic area between S. Agata and Montegrazie - When your home's windows frame the sea. Ametis Real Estate Agency offers for sale this exclusive portion of a four-family villa with magnificent sea views and panoramic views of the Imperia coast. It features a spacious terrace and outdoor spaces for relaxing, family barbecues, a vegetable garden, and a parking space. Suitable as a primary residence for a young family, a second home, or even a vacation rental. Ideal for green mortgages: the high energy rating allows access to the best discounted bank rates.

This is a wonderful place to live and enjoy the peace of your own home, losing yourself in the panorama that offers magnificent sunrises and sunsets all the way to the not-so-distant Corsica. The apartment, with a slight attic, is in excellent overall condition, carefully finished with quality materials. It is welcoming, with parquet floors and a fireplace, and enjoys full sun exposure. Thanks to the wonderfully mild climate year-round, this property is the perfect solution for those seeking a technologically advanced, move-in permanent home immersed in the beauty of the Ligurian landscape, yet close to the amenities of Imperia.

Access to this portion of the villa is via an electronic gate onto a courtyard shared with the other four properties; each has its own private parking space. This property shares 50% of the larger courtyard and barbecue area with the ground-floor property, as well as the shared entrance hall for access to the home.

From the ground floor, the apartment for sale is accessed via a slate staircase with built-in wardrobes, leading to the first and top floor.

Upon reaching this floor, we immediately find the living area, with a lounge and fireplace, and an open-plan dining area. From here, we access the sleeping area on the west side, which includes a large bathroom with tub and shower, a laundry area, and two spacious double bedrooms. To the east of the living room are the bright kitchen and another bathroom with storage space. The eat-in kitchen has a large sliding glass door that opens onto the exclusive terrace, the true heart of the home, perfect for relaxing and private al fresco dining. From here, you can admire and enjoy an exceptional panoramic view of the Imperia Porto Maurizio valley, with the blue sea as a backdrop, the silhouette of the Parrasio promontory.

The property includes a private vegetable garden and an olive grove of approximately 500 square meters with 10 productive olive trees, from which you can obtain your own extra virgin Taggiasca olive oil, the most delicate and renowned.

This home represents the future of sustainable living. Thanks to recent renovations, the property boasts a Class B energy rating, ensuring superior thermal comfort and minimal running costs. It features hot/cold air conditioning and double-glazed/PVC windows. A state-of-the-art photovoltaic system is also included. A Tesla Powerwall 2 storage battery (13.5 kWh) allows you to use solar energy even at night and drastically reduce your electricity bills.

Contact us for more information or to arrange a visit.

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

Property Informations

Address: Via Nostra Signora delle Grazie

Zip Code: 18100

Bedrooms: 2

Bathrooms: 2

Rooms: 3

State of Preservation: Excellent

Level: Top

Total Floor: 1

Parking: Uncovered Parking

Age Construction: 1982

Balconies: Present

Terrace: Present

Sea Distance: 6.000 meter

Kitchen: Regular Kitchen

Features

Terrace

Closet

Fireplace

Air-Conditioned

Parquet

Shower

Shutters

Sea View















