



Villa for sale in Lerici Pozzuolo Price on Application Ref. CBI135-1878-1307



620 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 8

Villa for sale in Lerici (SP) - Locality of Pozzuolo

Built in 1962 to a design by the famous architect André Sventchine, the Villa is located on the hill overlooking the Gulf of San Terenzio di Lerici, which is part of the Gulf of Poets.

The Villa is on three levels, the ground floor is characterized by the presence of a large living room with fireplace and a large greenhouse with large windows with magnificent views of the Gulf of Lerici, a dining room, a custom-furnished eat-in kitchen, a furnished office, a laundry room with service entrance, a caretaker's apartment comprising dining room, bedroom and bathroom.

A majestic staircase leads to the first floor dedicated to the sleeping area where there is the master bedroom with bathroom with Jacuzzi, a guest bedroom with bathroom with bathtub, the third and fourth bedrooms served by a bathroom.

On the second floor there is a study with a library.

The property includes a large garage and two tool rooms.

The garden of about 2,500 square meters, planted with olive trees, cypresses, palms and fruit trees is a terrace, in one part it is possible to build a swimming pool already authorized.

The conditions of the Villa are of excellent workmanship, all the bathrooms have recently been renovated.

There is an alarm system.

Lerici is one of the most famous tourist resorts of the whole Riviera del Levante Ligure, it enjoys a strategic position for boat trips to Portovenere and the Cinque Terre.



It is set in the Golfo Dei Poeti, so defined for the first time in 1910 by Sem Benelli, it is no coincidence that poets and writers of past eras were inspired by the beauty of the place including the protagonists of English romanticism such as Lord Byron, Percy Bysshe Shelley, Mary Shelley and George Sand. In more recent times, Giosuè Carducci, Gabriele D'Annunzio and Filippo Tommaso Marinetti were guests of the Luogo.

Certification

Energy Class: F

EPgInr: 175.00 kwh/□

Features

Property ID: CBI135-1878-1307

Contract: Sale

Categoria: Villa

Address: Località Pozzuolo, 36

Zip Code: 24010

Municipality: Lericci

Zona: Pozzuolo

Total sqm: 620 sq.m.

Bedrooms: 4

Bathrooms: 4

Rooms: 8

Internal condition: Excellent

Floor: On two-levels

Total floors: 3

Independent heating: Heating

Parking space: Carport

Date of construction: 1962

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

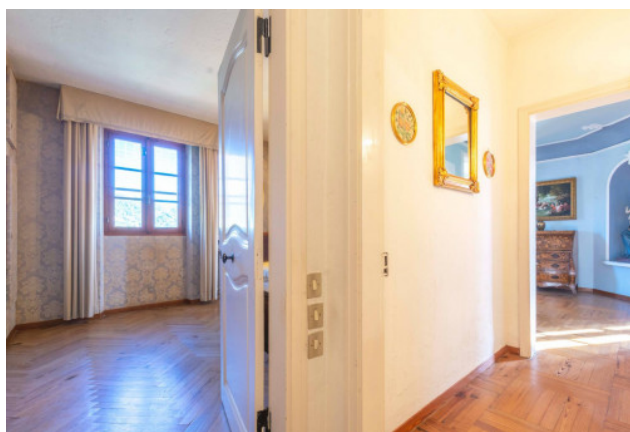
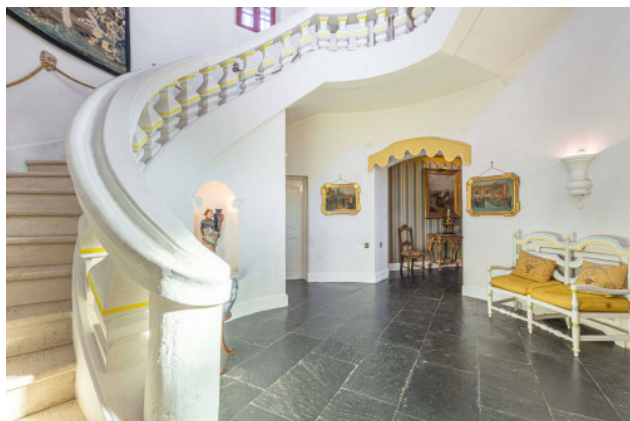
Garden: Private, 2.500 sq.m.

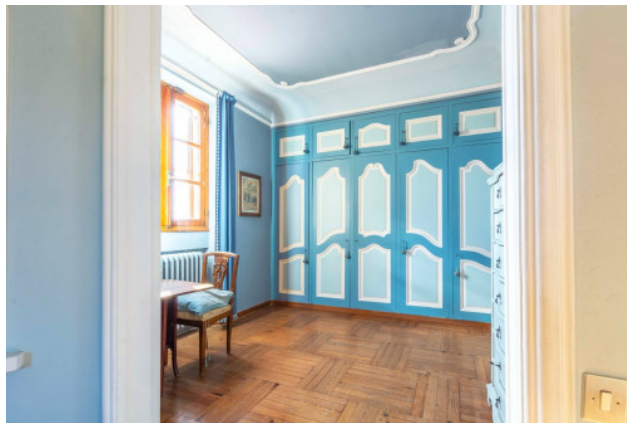
Sea distance: 750 meter

Kitchen: Regular Kitchen

Garage: for two cars











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