



Villa for sale in Sarzana

€ 995.000

Ref. CBI129-2094-130142



358 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 5

Exclusive Historic Villa with turret for sale on the hills of Sarzana, magnificently positioned with panoramic views and just 1.5 km from the historic center and 15 minutes from the sea of the Ligurian Coast. The property for sale in Liguria is located within a plot of approximately 4000 m2. completely fenced, with private access driveway. With a park planted with flowers and plants typical of the Mediterranean scrub and numerous fruit trees. The well-kept garden surrounding the villa is equipped with a parking area that can comfortably accommodate 7-8 cars, as well as numerous outdoor areas that create a pleasant environment to enjoy during the summer season.

The Villa, thanks to a careful renovation carried out around the 2000s, is in excellent maintenance conditions with quality materials and excellent systems.

Developed on two levels for a total surface area of approximately 360 m2. The property is characterized by two large separate entrance halls paved with original marble; one from the garden with ancient glass doors 3.20 meters high. and the other from the courtyard, where inside we find comfortable and bright environments.

On the ground floor of the property, characterized by fine grit and marble floors, we find a large entrance hall which leads to the spacious lounge with original terracotta floors, illuminated by large windows connected externally to the large and panoramic patio, an ideal space for lunches and outdoor dinners.

This level is completed by the equipped eat-in kitchen with original handmade terrazzo, the dining/living area, the study, a frescoed double bedroom with marble fireplace, and the bathroom.



Going up to the upper floor of the villa, via the wonderful ancient marble staircase, we find the laundry room and the bathroom on the mezzanine floor, going up further we find the hall, the study, the living room, the kitchen, the bedroom, the bathroom and a terrace of 6.40 m2.

The property includes a 40m2 cellar, video surveillance system, automatic garden irrigation. Possibility of installing a swimming pool of no more than 80m2.

The luxury property, for sale on the Sarzana hill, lends itself to being the perfect investment for anyone who wants a home surrounded by greenery, in a place rich in charm and history, where every detail has been selected to make the property unique and exclusive.

For privacy reasons, the address in the form is indicative and the property is located nearby.

Certification

Energy Class: F

Features

Property ID: CBI129-2094-130142	Contract: Sale
Categoria: Villa	Address: via 27 maggio, 34
Zip Code: 19038	Municipality: Sarzana
Total sqm: 358 sq.m.	Bedrooms: 4
Bathrooms: 3	Rooms: 5
Internal condition: Excellent	Independent heating: Heating
Parking space: Uncovered Parking	Date of construction: 1860
Current Status: Available after the deed of sale	Terrace: Present, 6 sq.m.
: 2	Sea distance: 10.000 meter
Kitchen: Regular Kitchen	







