

## in sale a Santa Margherita Ligure Price on Application Ref. MA22006



### **600 sq.m. | Bathrooms: 8 | Bedrooms: 8 | Rooms: 16**

Santa Margherita Ligure in an excellent position, inserted in a quiet and discreet Via Privata, we offer for sale a splendid villa with elegant interiors, surrounded by a pleasant terraced garden of about 1500 square meters.

Every corner of the property offers a superb sea view that reserves emotions at any time of the day.

The villa is arranged on several well-distributed levels for an area of about 600 square meters.

On the street level there is a large garage and a single garage for a total of four parking spaces and the lift area that connects all the floors of the villa.

Inside we are welcomed by large and bright rooms with good finishes and a large and elegant living area is highlighted where the suggestive sea view surrounds every corner overlooking the terrace and the pleasant, expertly planted garden.

#### **FIRST FLOOR:**

Playroom, bedroom with large bathroom, a large French window gives us access to the terrace of over 100 square meters.

#### **SECOND FLOOR:**

Living area of about 160 square meters; Large living room, dining room, second living room with play area, working fireplace and a small bathroom. All flooded with light thanks to three large windows overlooking the sea and the French window that invites us to go out onto the second terrace of about 200 square meters.

Also with direct exit to the terrace we find the large eat-in kitchen with dining space and a pantry.

#### THIRD FLOOR :

The sleeping area of about 160 square meters. composed of 4 double bedrooms with their 4 "en suite" bathrooms, a wardrobe and a further terrace.

#### FOURTH FLOOR :

An apartment of approx. 160 square meters. with the possibility of independent entrance consisting of 3 bedrooms, a living room, a dining room, a kitchen, two bathrooms. This floor also enjoys the sea view terrace of approx. 60 sqm.

The house has the main access from the street where, after having admitted the cars, a characteristic and elegant gallery guides us to the lift that serves all floors of the house.

Air conditioning is present only on the second and third floors.

The exclusivity of Santa Margherita and the elegant originality of this property make this proposal unique and particularly interesting for those who dress their Life Style with elegance, style and originality.

Price upon request.

For info and inspections

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## Certification

#### Energy Class:

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## Property details

<b>Address:</b> Strada 227 per Portofino	<b>Bedrooms:</b> 8
<b>Bathrooms:</b> 8	<b>Rooms:</b> 16
<b>State of Preservation:</b> Excellent	<b>Level:</b> Multi-Storey
<b>Total Floor:</b> 4	<b>Heating:</b> Heating
<b>Parking:</b> Carport	<b>Lift:</b> Yes
<b>Age Construction:</b> 1950	<b>Balconies:</b> Present
<b>Terrace:</b> Present	<b>Garden:</b> Private, 1.500 sq.m.
<b>Kitchen:</b> Regular Kitchen	<b>Box:</b> Quadruple



































