

## Villa for sale in Noli

### € 950.000

### Ref. 4V18



**336 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 11**

Independent villa with panoramic sea view and private garden in Noli.

On the first hill of Noli, just a few minutes from the beaches and the town centre, independent villa for sale with a spectacular sea view and a private garden of approximately 1400 sqm.

Recently renovated externally and classified A3 (high energy-efficiency rating), the villa is equipped with solar panels and an electric car charging station.

The villa for sale in Noli is arranged over two internally connected levels, which can eventually be used as two independent living units:

entrance floor: large living room with panoramic balcony, kitchen, two bedrooms, guest bathroom and walk-in wardrobe;

lower floor: spacious tavern with kitchen/bar area, bedroom, bathroom, large storage/laundry room and direct access to the garden;

upper floor: attic ideal as a study, office or additional bedroom.

The garden offers relaxation areas, a pergola and panoramic terraces; one of these terraces is suitable for the construction of a scenic swimming pool. Possibility to create a garage.

The villa for sale with garden and sea view in Noli is rare for its location, privacy and quality.

Noli is one of the most authentic villages of the Ligurian Riviera, known for its sea, medieval "caruggi" and the castle overlooking the gulf.

The property is located in the Western Ligurian Riviera, within easy reach of Finale Ligure and Genoa Airport.

## Certification

Energy Class: A3

EPgInr: 29.38 kwh/□

## Features

Heating: Independent

Parking: Uncovered

Balconies: Present

Terrace: Present

Garden: Private, 1.400 sq.m.

Closet

Cellar

Air-Conditioned

Sea view

Distance from the sea : 2,5 Km

## Nearby

Train Station

Public Transport

Primary Schools

Secondary Schools

Post Office / Bank

