

## Villa for sale in Santo Stefano al Mare

### € 690.000

### Ref. 7V23



**200 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 7**

Villa for sale in Santo Stefano al Mare with spectacular sea view, walking distance to beaches and amenities.

In Santo Stefano al Mare, just 200 meters from the fine sandy beaches, restaurants, and charming shops of the village, in a central yet quiet location, we offer for sale this villa with a large, flat garden and breathtaking sea view.

The villa, which requires partial renovation, sits on a rare flat plot of approximately 3,000 sqm, a true rarity so close to the sea. The property is spread over two floors, offering generous interior spaces and enhanced by terraces with spectacular sea views.

The layout of the villa is functional and can comfortably accommodate multiple families. A reconfiguration of the interior could further increase the value and comfort of this property, which has great potential.

Currently, the villa is accessible via a short 30-meter walk, with convenient parking located nearby. On foot, you can easily reach the beautiful coastal cycle and pedestrian path, the beaches, and a wide variety of local restaurants, bars, and shops.

Santo Stefano al Mare is a small gem nestled between Imperia and Sanremo. A former fishing village, it still preserves its

historical charm while embracing a modern vibe, thanks in part to the renowned coastal bike path, one of the most beautiful in Italy, and its modern marina, Marina degli Aregai.

## Certification

**Energy Class:** G

**EPgInr:** 206.57 kwh/□

## Features

Floor: Ground Floor

Heating: Independent

Balconies: Present

Terrace: Present

Garden: Private, 3.000 sq.m.

Closet

Cellar

Sea View

Distance from the sea : 200 mt

## Nearby

Gyms

Tennis Courts

Bike Lanes

Playgrounds

Train Station

Public Transport

Primary Schools

Secondary Schools

Cafe

Post Office / Bank

