

## Villa for sale in Sanremo

### € 850.000

### Ref. 2V24



**207 sq.m. | Bathrooms: 2 | Bedrooms: 5 | Rooms: 9**

Villa for sale in San Remo, in a quiet location close to the beaches.

In one of the most private and sought-after areas, within an elegant and exclusive setting, this villa for sale in San Remo combines comfort, privacy and proximity to the sea. The property is located on a closed street that guarantees absolute tranquillity and silence.

This villa for sale in San Remo is spread over three levels and offers well-distributed and functional spaces. On the ground floor, the entrance leads to a bright double living room, flanked by a kitchen, a bedroom, a bathroom and a practical storage room. The first floor has four bedrooms, a bathroom and a terrace that adds a private and livable outdoor space. In the basement, there is a large garage and well-organised utility rooms. Outside, the villa is surrounded by a perimeter garden that enhances the property, complemented by a terrace perfect for enjoying the outdoors in every season.

In recent years, major improvements have been made to enhance energy efficiency, including the installation of solar panels, a hot and cold heat pump, a gas boiler and new fixtures. These solutions increase everyday comfort and make the villa a contemporary property that meets modern living requirements.

This villa for sale in San Remo stands out for its location, quality of space and attention to detail, ideal for those looking for an elegant, quiet and comfortable villa by the sea.

## Certification

Energy Class: A1

EPgInr: 22.40 kWh/□

## Features

Floor: Multi-Storey

Heating: Independent

Cellar

Air-Conditioned

Sea View

Distance from the sea : 350 mt

## Nearby

Gyms

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Bar / Restaurant

Post Office / Bank

