

## Villa for sale in Imperia

### € 720.000

### Ref. 6V99



**187 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 11**

Villa for sale in Imperia with lovely private garden and amazing sea view.

Just minutes from the sea of Imperia, this villa captures the authentic Riviera lifestyle, where privacy, nature and open sea views shape everyday living. A private gate and paved driveway lead into a charming property surrounded by olive groves, included in the property, and a flat garden designed for outdoor dining, relaxation and unforgettable sunsets.

The villa for sale in Imperia is arranged over two internally connected levels. The ground floor offers a living room with kitchenette, a bedroom, a study that can easily become a second bedroom, and a bathroom, with convenient access to the garage, cellar and boiler room.

Upstairs, the home opens into a bright and generous living space with a large lounge, an open kitchen framed by an elegant arch, two bedrooms and a bathroom. From the kitchen, direct access leads to the upper garden featuring a barbecue and outdoor kitchen preparation, perfect for entertaining year-round.

A panoramic terrace overlooks the blue of the sea and the green of the valley, creating a spectacular setting for relaxing moments or social gatherings. The two floors form one property but can easily be divided into two independent apartments, each with its own entrance, ideal for extended family living or rental investment.

It is absolutely possible to build a swimming pool in the private garden.

Located just 5 minutes from the center of Imperia Oneglia and close to the railway station, motorway access and supermarkets, the villa perfectly balances peace, views and convenience.

## Certification

Energy Class: D

EPgInr: 125.36 kwh/□

## Features

Floor: Ground Floor

Heating: Independent

Parking: Uncovered

Balconies: Present

Terrace: Present

Garden: Private, 2.815 sq.m.

Garage: Single, 24 sq.m.

Cellar

Air-Conditioning

Sea View

Distance from the sea : 3,9 Km

## Nearby

Gyms

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Bar / Restaurant

Post Office / Bank

