

## Villa for sale in Diano Marina

### € 950.000

### Ref. 38601013-220



**250 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 10**

FINISHED TURNKEY PRICE: PURCHASE + PROJECT + TOTAL RENOVATION + SWIMMING POOL

In one of the most beautiful, privileged, and quiet locations in Diano Marina, a 10-minute walk from the sea and 400 meters from the new cycle path, this property represents an ideal solution for those looking for a home to live in year-round or for a dream vacation.

How to choose the interior composition:

The villa may have two independent units, each of approximately 85 m2, with the following layout:

Ground Floor Apartment: Entrance to living room, eat-in kitchen, two double bedrooms, and a bathroom. Upper Floor Apartment: Features the same layout as the ground floor (living room, kitchen, two double bedrooms, and a bathroom) with a sea-view terrace. Basement used as a rumpus room/pantry/guest annex. OR:

Two-storey villa: with sleeping area on the ground floor and living area on the first floor with access to the terrace and basement tavern / pantry / guest annex

Outdoor Spaces and Breathtaking Views:

The upper floor offers exclusive access, via an external staircase, to the paved solarium. This 90 square meter space offers extraordinary panoramic sea views across Diano Marina, with a sweeping view of the Gulf of Diano Marina and the surrounding hills.

The property also includes a large, completely flat, adjacent 570 sq m plot of land, which is also suitable for various outdoor developments, including the planned swimming pool. Additional storage/warehouse space, both indoors and outdoors, is included with the property.

**Main Features:**

Sea View, Single Villa or Two Independent Apartments. Amenities: Terrace, Balcony, Fully Fenced Property, Olive Grove, Swimming Pool, and Garage.

This property represents an exceptional opportunity for those wishing to personalize and enhance a property with great potential in one of the Riviera's most sought-after locations.

IN THE AGENCY ALL THE INFORMATION ON THE PROJECT (customizable), TIMINGS AND CONTRACTUAL TERMS

## Certification

**Energy Class:** C

## Features

Code: 38601013-220	Reason: Sale
Categoria: Villa	Address: via Monade
Zip Code: 18013	Municipality: Diano Marina
Total Square Meters: 250 sq.m.	Bedrooms: 4
Bathrooms: 3	Rooms: 10
State of Preservation: Be Restored	uncovered parking space: 3
: 3	covered parking space: 2
Level: Buildings	Total Floor: 3
Heating: Air-Conditioned	Parking: Carport
Current Status: under construction	Balconies: endowed, 15 sq.m.
Terrace: endowed, 90 sq.m.	Terrain: endowed
Cellar: endowed	Garden: Private, 100 sq.m.
Sea Distance: 700 meter	Box: Shed, 25 sq.m.
Terrace : 90 □	Tv Antenna
Tv SAT	Closet
Air-Conditioned	Telephone System
Wiring	Sanitary Suspended
Shower : Shower	Aluminum Frames
Predisposition for Alarm	Shutters : electric
Pool : skimmer	

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	Restaurant
Golf Club	Equestrian club
Highway	tourist harbor
Surf area	Shops
public parking	Supermarket
Outdoor	Park
Pine grove	Wood
Public pool	Hotels
B&B	medical practice
Hospital	

## Rooms

Solarium : 90 sq.m.	Winter Garden / Conservatory
Laundry Room	Utility room







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