

# Villa for sale in Diano Marina

## € 740.000

### Ref. 38601013-259



## 250 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 9

Panoramic villa with breathtaking views of the Gulf of Diano Marina – Diano Marina

Nestled in the greenery of a picturesque hillside among olive trees, we offer for sale a splendid villa with extraordinary views of the sea and the Gulf of Diano Marina. This property represents an oasis of peace and privacy, ideal for those seeking an elegant yet functional retreat on the Ligurian Riviera.

### Main features

Total area: approx. 250 m<sup>2</sup>, spread over three levels. Layout: 9 rooms, including 4 bedrooms and 2 bathrooms, allowing for great versatility (family residence, holiday home, or potential subdivision). A welcoming living area with an eat-in kitchen on both levels, a spacious living room, and panoramic balconies and terraces, perfect for relaxing and enjoying the view. Systems: independent LPG heating; double-glazed aluminum windows for insulation and comfort. Some of the furnishings are present, allowing for immediate enhancement or personalization with targeted modifications.

### Outdoor spaces

The villa's private garden is a true haven of Mediterranean nature. Adjacent land is ideal for extensions, a vegetable garden, an ornamental garden, or a recreational area. Panoramic terraces offer prime vantage points from which to admire the landscape and the sea.

### Parking and appurtenances

A two-car garage/storage area, ensuring safety and security. Two covered parking spaces and five uncovered spaces are perfect for guests or everyday use. A 150 sq m cellar and storage area are useful for storing equipment, garden tools, or other items.

The property is in excellent structural condition, but internally it could require some work to fully enhance it to your taste. This condition also offers the opportunity to customize and create your "dream home." The villa is located on a hill overlooking the Gulf of Diano Marina, ensuring absolute tranquility, away from the noise but with a spectacular view. Its location among olive trees lends a typically Ligurian atmosphere, perfect for those who love nature and serenity, without sacrificing proximity to the sea.

**Potential**

Thanks to the well-distributed spaces, the panoramic view and the private land, this villa offers excellent potential for:

a luxurious and quiet primary residence; a second holiday home; a charming tourism project (e.g., long-term or short-term rentals); an investment to be enhanced with a targeted renovation.

Don't miss the opportunity to purchase an exclusive villa overlooking the sea on the Gulf of Diano Marina. Contact us for more information, to schedule a viewing, or to receive detailed floor plans and additional photos.

**Certification**

**Energy Class:** G

**Features**

|                                |                              |
|--------------------------------|------------------------------|
| Code: 38601013-259             | Reason: Sale                 |
| Categoria: Villa               | Address: strada berzi        |
| Zip Code: 18013                | Municipality: Diano Marina   |
| Total Square Meters: 250 sq.m. | Bedrooms: 4                  |
| Bathrooms: 2                   | Rooms: 9                     |
| State of Preservation: Good    | uncovered parking space: 5   |
| : 5                            | covered parking space: 2     |
| Level: Buildings               | Total Floor: 3               |
| Heating: Independent           | Parking: Carport             |
| Age Construction: 2010         | Current Status: Free to sell |
| Balconies: endowed, 10 sq.m.   | Terrace: endowed, 50 sq.m.   |
| Terrain: endowed               | Cellar: endowed              |
| : endowed                      | Garden: Private, 100 sq.m.   |
| Kitchen: Regular Kitchen       | Box: Shed                    |
| Terrace : 100 □                | Tv Antenna                   |
| Tv SAT                         | Closet                       |
| Fireplace                      | Air-Conditioned              |
| Telephone System               | Wiring                       |
| Jacuzzi                        | Aluminum Frames              |
| Shutters : aluminium           |                              |



## Nearby

|                  |                    |
|------------------|--------------------|
| Gyms             | Football Fields    |
| Fitness Centers  | Tennis Courts      |
| Bike Lanes       | Playgrounds        |
| Railway Station  | Public Transport   |
| Kindergarten     | Elementary Schools |
| Schools          | Cafe               |
| Post Offices     | 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           |





