

Villa for sale in Diano Marina

€ 475.000

Ref. 38601013-265



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

Unique Opportunity in Diano Marina: Semi-Detached Villa with Sea View and Development Potential

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

The property is spread over three levels, with two independent apartments, for a total of approximately 250 m² of living space, in addition to a basement used as a tavern/cellar, warehouse, boiler room, garden and large plot of land with numerous olive trees.

Interior Composition:

The villa hosts two independent real estate 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 an identical layout to the ground floor (living room, kitchen, two double bedrooms and bathroom) with a sea-view terrace. Basement used as a rumpus room/pantry.

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 is complemented by a large, completely flat, adjacent 880 sq m plot of land, which not only offers splendid views of the sea and hills but also lends itself to various outdoor developments, including the possibility of building a swimming pool. Additional storage/warehouse space, both indoors and outdoors, is included with the property.

Development Potential:

A particularly attractive feature is the possibility of taking advantage of the current "Piano Casa" regulations. This allows for interventions on the existing structure through expansion or demolition and reconstruction, with the potential for further development and additional living space. This feature makes the purchase extremely attractive both for personal use and as an investment.

Main Features:

Sea View. Condition: To be renovated. Single villa on three levels or two independent apartments. Amenities: Terrace, balcony and independent heating. Olive grove. Possibility of swimming pool and expansion.

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.

Certification

Energy Class: G

Features

Code: 38601013-265	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	Level: Buildings
Total Floor: 3	Heating: Independent
Parking: Uncovered Parking	Balconies: endowed
Terrace: endowed, 90 sq.m.	Terrain: endowed
Cellar: endowed	Garden: Private, 100 sq.m.
Kitchen: Regular Kitchen	Box: Shed
Terrace : 90 □	Tv Antenna
Tv SAT	Closet
Telephone System	Shower : Shower
Aluminum Frames	Shutters : manual



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	





