

## Villa / House for Sale to Savona



### 250 square meters | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

In a beautiful natural setting on the first hill of Savona, just behind the city center which can be reached in a few minutes, in a verdant area surrounded by olive groves, panoramic and with a sea view, we offer this beautiful villa with a NATURAL SWIMMING POOL. It is arranged over several levels and includes approximately 9,400 sqm of private land, partly olive grove and partly woodland. Access is via a well-maintained paved road that leads to the parking/garage area. -- On the basement floor, we have a large paved garage with a shutter, 2 pantries, a study/office, and a cellar room. The entire floor is surrounded by a crawl space (intercapedine) that keeps the house separated from the ground behind it, ensuring the property remains healthy and preventing the formation of humidity. -- On the first floor, we find the living area with an eat-in kitchen, a living room with an open fireplace, a nice TV/leisure room, and a bathroom. From this level, there is direct access to the front paved terrace, partially covered by a shade sail, and, via a paved path, access to the garden-ideal for enjoying the cool air on hot summer days while taking in the sea view. Here we have a nice gazebo and a barbecue. -- On the second floor, we find a master bedroom, a walk-in closet, a small bedroom, and a bathroom with a shower. Also on this level is a beautiful paved terrace/solarium with views of the surrounding hills and the sea. -- On the third floor, we find a usable attic with an additional corner featuring a shower and WC. All systems are working, functional, and modern; the construction is recent and equipped with all comforts, with the added advantage of a solar photovoltaic system that guarantees savings on utility bills.

### Property details

Reference code: 6093

For Sale/For Rent: Sale

Type (Apartment, villa, etc): Villa / House

Region: Liguria

<b>Province:</b> Savona	<b>Municipality:</b> Savona
<b>Price:</b> € 720.000 negotiable	<b>Total sqm:</b> 250 square meters
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 3
<b>Rooms:</b> 5	<b>State of conservation:</b> Great
<b>Floor type:</b> Multi-story	<b>Total floors:</b> 3
<b>Central heating:</b> Self regulating	<b>Parking space:</b> Covered
<b>Building age:</b> 2000	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Terrace:</b> Present, 25 square meters
<b>Garden:</b> Private, 9.400 square meters	<b>Distance to sea:</b> 1.500 meters
<b>Kitchen:</b> At sight	<b>Box:</b> Single

## Features

Terrace: 25 m <sup>2</sup>	TV antenna: Autonomous	Closet
Cellar	Fireplace	Parquet
Electrical system: Up to code	Shower	Aluminium frames
Alarm	Blinds	Terrain type: Hilly
Additional positions: In the countryside	Acces	View
Water: Municipal	Sewerage: Imhoff septic	Solar panels
Roof	Light	External area
Parkingspace	Garage	Flooring
Distance to sea	Distance to ski resorts	Distance to hospital
Water bath	Terrain: 9400 m <sup>2</sup>	

## Nearby

Gyms	Spas	Soccerfields	Sport complexes
Tenniscourt	Cycle paths	Playgrounds	Railway station
Public transport	Kindergarden	Elementary school	Middle school
High school	Bar	Postal offices	Commercial center
Municipal offices			





