

## Villa for sale in Sanremo

### € 1.400.000

### Ref. 2V12



### **380 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 10**

San Remo, modern Villa for sale.

A few minutes from the sandy beaches of San Remo, modern villa overlooking the sea for sale.

This beautiful villa for sale in San Remo is set over 3 floors:

- Ground floor: large living area with kitchen, dining room and living room with large windows, a single bedroom with bathroom, a storage room and a laundry room.
- First floor: two double bedrooms with spacious walk-in wardrobes, two bathrooms, a terrace and a beautiful porch with wonderful sea views. Part of the porch can be transformed into residential space, adding an additional 2 bedrooms with bathroom.
- Attic floor: 96 m2 of entertaining room and gym.

This modern villa for sale in San Remo is surrounded by approx 1.600 m2 of landscaped garden with a double garage and a large parking area. A project to build a swimming pool is in the study phase.

Next to the property there is also a plot of land of approx 1.200 m2 planted with olive trees and vegetable garden.

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## Certification

**Energy Class:** G

**EPI:** 180 kwh/m2

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## Property details

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 10

**Heating:** Independent

**Parking:** Uncovered

**Terrace:** Present, 114 sq.m.

**Garden:** Private, 1.663 sq.m.

**Garage:** Double, 42 sq.m.

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## Features

Cellar

Sea View

Distance from the sea: 2500 mt

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## Nearby

Gyms

Tennis Courts

Public Transport

Cafe

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