

## Villa for sale in Cipressa

### € 650.000

### Ref. 7V26



**107 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6**

Villa with private garden for sale in Cipressa.

In Piani Paorelli, a quiet residential area close to the beaches and all amenities of both San Lorenzo al Mare and Santo Stefano al Mare, villa for sale with a large private garden and garage.

Spread over two levels, this property for sale in Cipressa is located in a strategic location full of tranquility and privacy. The upper floor welcomes us with a bright living room with a kitchen, two double bedrooms, and a bathroom. All rooms from the upper floor are connected to the large south facing terrace, perfect for enjoying al fresco dining. The ground floor stands out for the huge taverna with an open space living area fully equipped, a double bedroom, and a bathroom. The taverna is perfectly connected with the external area and the garage.

Thanks to the strategic location, close to all amenities, the cycling path, and the sandy beaches of western Liguria, this villa for sale in Cipressa is perfect for those who love tranquility but close to all the amenities.

## Certification

Energy Class: G

EPglnr: 423.57 kwh/□

## Features

Floor: Ground Floor

Heating: Independent

Parking: Uncovered

Balconies: Present

Terrace: Present

Garden: Private

Garage: Double, 30 sq.m.

Distance from the sea : 800mt

## Nearby

Gyms

Tennis Courts

Bike Lanes

Playgrounds

Train Station

Public Transport

Primary Schools

Secondary Schools

Cafe

Post Office / Bank

