LiguriaHomes Casamare Santo Stefano
Via Roma 41 - 18010 Santo Stefano al Mare (IM)
+39 0184 1753348

Villa for sale in Pompeiana
€ 1.350.000
Ref. 7V30



447 sq.m. | Bathrooms: 5 | Bedrooms: 4 | Rooms: 16

Historic sea view villa for sale in Pompeiana.

In the heart of western Liguria, nestled among the narrow streets of a 13th century village, Villa Magnolia is a historic residence dated back to 1880 that has been completely renovated. The property maintains the charm of its original architecture thanks to the restoration of historic elements and the use of high-quality materials, combined with modern technologies designed for contemporary comfort.

The inside is elegant and spacious, perfect both as a private home and as a ready to operate boutique hotel. The villa has four bedrooms, three with en-suite bathrooms, for a total of five bathrooms, two kitchens, and three elegant living rooms that let you live and host guests in total privacy. Spacious, bright, and seamlessly connected spaces stand out thanks to the perfect blend of the charming touches of the past and modern interior design solutions.

Villa Magnolia, for sale in Pompeiana, also stands out for its high energy efficiency. The rooftop features two solar systems that serve the property. A photovoltaic system with a wall box for charging electric vehicles is installed above the three parking spaces, ensuring sustainability and reduced operating costs.

Outside, the property is surrounded by a beautifully maintained Mediterranean garden equipped with a complete irrigation

system serving the lawn, orchard, citrus grove, olive trees and ornamental plants along the wooden fence. The mild Ligurian climate allows you to enjoy outdoor living for most of the year, making the villa perfect as a primary residence, holiday home or investment property.

This exclusive historic villa for sale in Pompeiana, Liguria represents a rare opportunity for those seeking a charming, ready-to-move-in property, sustainable and perfectly integrated into the Riviera landscape, with strong residential and tourism potential.

Pompeiana is a charming village offering all essential services and is located just a short distance from the sea, Sanremo and Imperia, while Nice International Airport can be reached in less than one hour, making the property easily accessible from abroad.

Certification

Energy Class: A4	**EPglnr**: 22.00 kwh/□

Features

Total sq.m.: 447 sq.m.	Bedrooms: 4
Bathrooms: 5	Rooms: 16
Floor: Ground Floor	Heating: Independent
Parking: Uncovered	Terrace: Present, 16 sq.m.
Garden: Private, 1.430 sq.m.	Closet
Cellar : 100 □	Air-Conditioned
Sea View	Distance from the sea : 4 Km

Nearby

Gyms	Tennis Courts
Playgrounds	Public Transport
Primary Schools	Bar / Restaurant
Post Office / Bank	

















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