LiguriaHomes Casamare Santo Stefano
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# Villa for sale in Taggia
# € 675.000
## Ref. 7V35



## 195 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10

Villa with garden for sale in Arma di Taggia.

A renowed village just a few minutes from the Mediterranean sea, Arma di Taggia offers a mild climate all year round, beaches and a seafront cycle path, and the flavours of the famous Taggiasca olive. Sanremo and the Côte d'Azur are very close by.

Situated in the quiet and renowned residential area of Castelletti, in Arma di Taggia, this villa for sale is an ideal choice for those wishing to live within easy reach of all the town's amenities and its sandy beaches. The villa has undergone a series of renovations that have brought it up to more modern quality standards, as evidenced by the presence of a lift.

Despite its urban setting, the property is surrounded by a cosy private garden, a green space to enjoy in complete privacy, perfect for days spent outdoors, moments of relaxation or lunches with friends during the warmer months.

The villa is spread over two floors, connected by a convenient lift, which makes the house more practical and accessible. The spacious and functional interior rooms underwent a final refurbishment in 2005, ensuring the property offers a good level of comfort and practicality. On the ground floor, there are a studio with direct access to the garden, one double bedroom and one bathroom. The ground floor is connected to the first floor via both an internal staircase and a convenient

lift. The first floor features a spacious living room, an open-plan kitchen leading onto the terrace, two bedrooms and a bathroom. The floor is completed by a further living room, currently used as a cosy reading room.

The lift and the solar panels make the property easy to maintain and to live in.

A residence that combines independence, practicality and quality of life, in a convenient yet secluded location, allowing residents to fully enjoy the beauty of the Riviera di Ponente.

## Certification

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|---|---|
| **Energy Class**: D | **EPglnr**: 102.58 kwh/□ |

## Features

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|---|---|
| Total sq.m.: 195 sq.m. | Bedrooms: 3 |
| Bathrooms: 2 | Rooms: 10 |
| Floor: Ground Floor | Heating: Independent |
| Parking: Uncovered | Lift: Yes |
| Balconies: Present | Garden: Private, 450 sq.m. |
| Closet | Cellar |
| Air-Conditioned | Sea View |
| Distance from the sea : 800mt | |

## Nearby

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|---|---|
| Gyms | Tennis Courts |
| Bike Lanes | Playgrounds |
| Train Station | Public Transport |
| Primary Schools | Secondary Schools |
| Bar / Restaurant | Post Office / Bank |





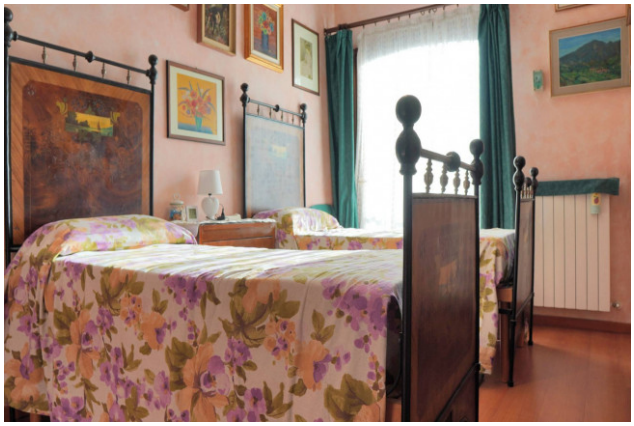












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