



Rif. 3037



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

www.lionard.com - info@lionard.com

La Spezia Refined villa with pool on La Spezia's hills



DESCRIPTION

In the hilly area surrounding the lively town of La Spezia, there is this beautiful **prestigious villa** for sale.

This villa has a swimming pool and is located on a promontory overlooking the sea; it is just a few minutes from the historical centre of this famous Ligurian town, from the wonderful Cinque Terre, from Portovenere and it is served by a highway exit connecting it to all other interesting cities in Italy. This two-storey **prestigious estate** is completely independent and fenced as to guarantee total privacy; it measures 600 m2 overall and is currently fit for residential use and as a luxury tourist accommodation facility.

The residential area is divided into two apartments. The first, located on the ground floor with access to the garden, is composed of a wide living room with an open-plan kitchen, two double bedrooms with a bathroom, and a walk-in closet.

The second apartment has two floors, its living area is composed of an entryway with a double hall, and a live-in kitchen with laundry area and bathrooms, while the sleeping on the upper floor is home to two double bedrooms with private bathrooms and walk-in closets. To complete these apartments

there is also a spacious 60 m2 loft.

The bed & breakfast has great profits and occupies the remaining part of this **luxury estate**. It is equipped with a reception, a kitchen for breakfasts, a lovely portico with tables overlooking the sea and the swimming pool, six wide double and triple bedrooms, all en-suite and with panoramic view and some with a big private terrace.

This **villa** has been completely renovated and perfectly refined with great attention to detail; it features elegant furnishings and spacious, airy rooms in fair colours.

This **luxury property** stands in a 3,000 m2 park equipped with several covered parking spaces and home to a stunning infinity swimming pool, a vegetable garden, some fruit orchards, an olive grove and two refreshments area with barbeque and wood-burning oven designed for complete relaxation.

TECHNICAL DETAILS

LOCATION

A very trendy location and an absolute beauty, the **Ligurian Riviera** is stretched from Monaco to Capo Corvo, crossing the four provinces of Savona, Imperia, Genoa, and La Spezia, for a total length of about 330 km.

Overlooking the beautiful crystal clear Ligurian sea, the Riviera is divided into the Riviera di Levante (of the East) and Riviera di Ponente (of the West).

The former is characterised by the presence of sandy beaches interspersed with rocks and cliffs high above the sea. There are many places of tourist interest here, such as **Camogli, Portofino, the Tigullio Gulf, the Cinque Terre, Lerici, Porto Venere and the Golfo dei Poeti**.

The Riviera di Ponente, also known as the Riviera dei Fiori, is famous for its sandy beaches and deep waters. The main resort towns are Finale Ligure, Sanremo, Bordighera and Menton.

A very requested and sought after area, the **Riviera** has experienced an increase in the number of **luxury villas and prestigious estates**, designed to meet an increasingly growing demand.

Region: Liguria

Province: La Spezia

Type: luxury villa

Internal surface: 700 m2

External surface: 3,000 m2

First apartment: wide living room, open-plan kitchen, double bedroom, bathroom, walk-in closet

Second apartment: entryway, double hall, eat-in kitchen, laundry area, bathrooms, 2 two en-suite double bedrooms with walk-in closet

Mansarda: 60 m2

Bed & Breakfast: reception, kitchen, porch with panoramic view, 6 bedrooms, bathrooms

Infinity swimming pool



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2 refreshments area
Barbecue
Wood-burning oven
Vegetable garden
Fruit orchards
Olive grove
Covered parking spaces

Portovenere 21 km - Cinque Terre 11 km - Lerici 12 km - Portofino 86 km

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Price: On Application



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PROPERTY PHOTOS



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Lionard Luxury Real Estate

FLORENCE

Via de' Tornabuoni, 1 50123
Tel. +39 055 0548100
florence@lionard.com

MILAN

Via Borgonuovo, 20 20121
39 02 25061442
milan@lionard.com



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