



**Modern villa with wonderful sea view
 in Alassio**

Italy, Liguria

Price:	€ 3 950 000
Object type	House, Mansion, castle, estate, Twin Houses, Penthouse
House type	Detached house
Market	Resale
Bedrooms	6
Number of rooms	15
Land area	3000 m2
Area	500 m2
Category	For sale



The villa was built in an exclusive and private position with a splendid panoramic view of the suggestive gulf of Alassio. Immersed in a large private park of 3,000 m2, distributed over three large terraces, perfectly landscaped with lawn and enclosed by a wall and Cortensteel, the villa was designed by a Turin architect with the aim of combining modernity and tradition, designed as a parallelepiped with rounded corners "rested" on the stone of the original rustico, with careful choice of contrasting materials: sandstone plaster, split stone, iron, glass. The upper part, oriented to the south, rests on the stone base facing south-east, thus obtaining a phase shift that allows the shaded area in front of the house to be used as a porch. The property, cared for with wisdom and taste down to the smallest details, has a total internal surface area of approximately 500 m2 and is made up of an exclusive manor villa, in which elegance and refinement blend with the most advanced technology, and an autonomous and separate annex, which directly overlooks the swimming pool. On the ground floor there is a large and functional kitchen and a large living room with study. Upstairs you enter the sleeping area consisting of 3 bedrooms with bathrooms. In the basement, bright thanks to the large windows overlooking the garden, we find an area dedicated to free time, some bedrooms and two bathrooms. The large 15x6m swimming pool and a comfortable covered garage, as well as a large outdoor space behind the villa which can accommodate up to 12 cars, complete the property. The possibility of building a third lot for residential use with garage is envisaged.

Alassio is set in the "Baia del Sole". It is a popular touristic seaside resort thanks to a fine sandy beach over 3 km long. There are pure waters (beautiful backdrops and varieties of marine "inhabitants") and a climate that always ensures a good temperature. The marina hosts 450 berths. The name of Alassio is also linked to the "Muretto" invented by Mario Berrino, patron of Caffè Roma, and by the writer Ernest Hemingway. We return in the '50s: Berrino wanted to beautify the wall of public gardens. He thought of ceramic tiles autographed by famous people: the first were Hemingway, the Quartetto Cetra and Cosimo Di



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Ceglie (about 740 were added). Here is the contest of "Miss Muretto". The old town runs next to the beach with the fishermen's houses and via XX Settembre which tourists know as "budello", but which remains a typical Ligurian "caruggiu" among shops and prestigious shops. And then the innumerable hotels of Alassio and the historical buildings: Palazzo Ferrero de Gubernatis ('700), Palazzo Scofferi (another branch) in via Veneto and, turning via Milite Ignoto, the Palazzi Vallega, Brea (via Dante) and Montanaro (piazza Della Valle). Next to the sea there is the Ciccione promenade dotted with pines: do not miss the view from the pontoon. Alassio has typical products to taste: from salami of fish (bottarga, mosciame, ventresca) to desserts (kisses). And do not forget a good glass of wine (from the Albenga plain), maybe a Pigato.

DISTANCES

Alassio center 6 km, Genoa 98 km, Genoa airport 95 km, Nice 105 km, Nice airport 116 km, Turin 183 km, Turin airport 214 km, Milan 222 km, Milan Malpensa airport 267 km

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