



**HISTORIC FORT WITH A PANORAMIC VIEW OF THE GULF - LA SPEZIA**

*Italy, Liguria*

<b>Price:</b>	<b>€ 1 300 000</b>
<b>Object type</b>	House, Mansion, castle, estate, Penthouse, Twin Houses
<b>House type</b>	Detached house
<b>Market</b>	Resale
<b>Bedrooms</b>	2
<b>Number of rooms</b>	8
<b>Land area</b>	20000 m2
<b>Area</b>	250 m2
<b>Category</b>	For sale



The historical fort was originally constructed as a defensive structure in the late 1800s, and its architectural features are typically in nature. The earthwork on which sandstone copings. Two caponiers ( guard posts with walls pierced by numerous loopholes ) are integrated into the perimeter wall as diametrically opposed advanced structures. The original iron entrance gate provides access to the courtyard, which is surrounded by all the ground floor premises. A wide staircase leads to the raised floor.

After restoration, the fort has been used for a catering business, so the premises and furnishing are functional for that purpose.

The interior is organized as follows: On the ground floor, approximately 250 square meters in size, you'll find the kitchen, dining rooms, restrooms, and technical rooms. The ground floor premises are arranged in a horseshoe shape. The kitchen is centrally located between the dining rooms, which are divided into two distinct areas, one for larger gatherings and the other for smaller tables. Next, access to the raised floor of approximately 80 square meters is provided by a staircase that can also be traversed by service vehicles. As part of the property, there are two courtyards in front of the two levels, with the ground floor courtyard covering 194 square meters and the raised floor courtyard covering 700 square meters. Additionally, there is a predominantly wooded 2-hectare plot of land. The finishes, such as stone, Impruneta terracotta tiles, sandstone, chestnut beams, and wrought iron, have been preserved even after the restoration work to maintain the fort's original style and historical significance.

La Spezia is a port city located in the eastern Ligurian Riviera area, which owes its development to the naval arsenal, built in 1860.



ID: IT-39-124732  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37125420529

Located within the homonymous gulf, also called the gulf of poets, the city is characterized by a large historic center where there are the typical streets of Liguria planted with bergamot, full of shops, bar, restaurants, houses of classical architecture, Art Nouveau villas and gardens in the twentieth century. The historic center, then, overlooks the promenade that divides the city from the sea, which merges on the horizon with the Apuan Alps that frame the city.

Very close to the Cinque Terre and Portovenere, Tino and Tinetto, La Spezia offers the opportunity to visit its monument, a few steps from the tourists areas.

#### DISTANCES

Property → Center: 6.8 km

Property → Highway: 17.8 km

Property → Lerici: 16.3 km

Property → Pisa Airport: 88.8 km

Property → Genoa Airport: 106 km

#### Contacts:

**Bogdana Farafontova**

**GSM:** + 37125420529

(Viber, WhatsApp)

**E-mail:** bogdana@mgroup.lv