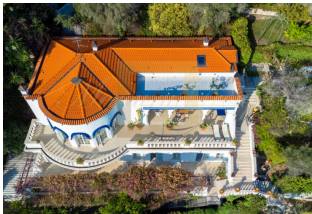




## SEASIDE PROPERTY NEAR MONTECARLO

*Italy, Liguria*

<b>Price:</b>	<b>€ 4 300 000</b>
<b>Object type</b>	House, Mansion, castle, estate, Golf real estate, Chalet
<b>House type</b>	Detached house
<b>Market</b>	Resale
<b>Bedrooms</b>	3
<b>Number of rooms</b>	12
<b>Land area</b>	2300 m2
<b>Area</b>	450 m2
<b>Category</b>	For sale



Located on the picturesque promontory of Capo Mortola, just a stone's throw from the French border and a short distance from Montecarlo, this charming villa, perched in a dominant position, is a true gem of the Ligurian Riviera. It offers breathtaking views of the crystal-clear sea and the magnificent botanical gardens of Villa Hanbury, making this property an oasis of beauty and tranquility.

Nestled in a setting considered one of the most enchanting on the Western Ligurian coast, the villa enjoys a typically Mediterranean microclimate that makes the environment even more pleasant. The property extends over a plot of approximately 2300 square meters, characterized by a terraced flower garden, rich with olive trees, cacti, lemons, grape fruits, and fruit trees. This lush space also offers direct access to the sea.

One of the main highlights of this property is the infinity pool facing the sea. Next to the pool is the Pool House equipped with a shower and facilities.

The property is accessed by an elevator adjacent to the two parking spaces, continuing through a picturesque covered walkway, adorned with bougainvillea and fragrant wisteria.

The villa is spread over two spacious levels for a total of 450 square meters, both with large terraces that offer spectacular sea views and create a harmonious connection between indoor and outdoor spaces. The first floor houses the bright living area, characterized by marble floors, a cozy fireplace, and large windows that open onto the terrace. There is also a study, a laundry area, and a guest bathroom.

The sleeping area, located on the lower floor, consists of a master bedroom with a complete bathroom suite and two additional bedrooms with en-suite bathrooms.



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The spectacular panorama continues on the 50-square-meter terrace located above the living room.

The villa also includes a separate building for the caretaker and a structure used as a storage facility.

La Mortola is a beautiful coastal location in Ventimiglia, in the Western Riviera of Liguria, Italy. It is famous for its Hanbury Botanical Gardens, which house a vast collection of exotic plants from around the world and offer spectacular views of the sea. The area is also known for its golden sandy beach and crystal-clear waters, making it an ideal place to relax and swim. Its proximity to the French border and Montecarlo makes it a perfect base for exploring the French Riviera and the Ligurian Coast. Thanks to its mild climate, La Mortola is a charming year-round destination, appealing to nature lovers and those seeking tranquility.

**DISTANCES**

0.2 km from the sea  
45 km from Nice Airport  
3 km from Bordighera  
7 km from Sanremo

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