



VILLA WITH POOL AND LAND IN SARZANA

Italy, Liguria

Price:	€ 1 320 000
Object type	House, Mansion, castle, estate, Penthouse, Hotel Apartment
Bedrooms	4
Number of rooms	7
Land area	30000 m2
Area	380 m2
Category	For sale



A road surrounded by greenery leads from the outskirts of the city to the property which is accessed via an electric gate that opens onto the parking area. From here one can reach crossing the splendid garden planted with flowers and Mediterranean plants, the entrance on the ground floor which opens onto a bright hallway leading to the living area which consists of a large living room with direct access to the veranda, a dining room and an eat-in kitchen with independent access to the outside and a bedroom.

An elegant marble staircase leads to the first floor where there are two double bedrooms, a study and two bathrooms one with a jacuzzi.

In the basement there is a spacious walk-in closet, a bathroom, a double bedroom with access to the laundry room and a second dining room with a working travertine fireplace and a kitchen. Bedroom, laundry and living room have direct access to the garden, where there is also a small tiled area that houses a wood oven.

To complete the property a panoramic veranda, a beautiful swimming pool with hot shower and the 3 ha land one of which is planted with olive groves.

The property has independent gas heating, two artesian wells that converge the water into a special cistern for irrigating the garden and a dispersion septic tank.

There is also a system of closed-circuit video cameras with direct connection with the police.

Finally, a cavity runs through the entire basement guaranteeing from humidity.

Sarzana is the second most populated municipality in the province of La Spezia. It is one of the richest cultural hubs of the Val di Magra and was developed in the Middle ages along the via Francigena, a strategic crossroads between Tuscany, the Gulf of Poets and La Spezia.

Sarzana enjoys a mild climate all year round thanks to its imminent proximity to the Ligurian coasts. The city offers a 3 kilometers of sandy shoreline and is renowned for its ease of access and proximity to the area's nerve centers. With its streets and piazzas, the city center offers all the necessary comforts and conveniences as well as numerous historical monuments.

Behind Sarzana is the Val di Magra, characterized by the hills of the Apuano and a series of medieval villages



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which are rich in traditions, history and art.

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