



**PERIOD VILLA WITH LAND FOR SALE  
 IN LAVAGNA**

*Italy, Liguria*

<b>Price:</b>	<b>€ 1 200 000</b>
<b>Object type</b>	House, Mansion, castle, estate, Twin Houses, Penthouse
<b>Market</b>	Resale
<b>Bedrooms</b>	6
<b>Number of rooms</b>	24
<b>Land area</b>	7500 m2
<b>Area</b>	750 m2
<b>Category</b>	For sale



Historic villa from the 1800s very close to the centre, immersed in a centuries-old park of 1800 square meters in a tranquil area just a few steps to the beach and services. There is the possibility to buy an additional plot of land in front of the property which has an equal building index making it possible to realise an additional structure of 1870 sqm.

A unique property of its kind in the area, the villa is reached via a beautiful avenue that runs through the land in front of it and overlooks the surrounding park of 1800 square meters. Access is from the porch onto the corridor that leads to the various rooms, including a large cellar, some of which still has the ancient grit floors. Via the elegant marble stairs, one reaches the upper floors where there is the kitchen, bedrooms, two terraces and the bathrooms. To complete the property is the 1800 sqm park surrounding the building, two terraces and a loggia. There is the possibility of a new project, yet to be approved, which would include the complete demolition of the existing structure and construction of two buildings for a total of 4 apartments with garden, or a single building of eight real estate units equipped with garage and cellar.

The purchase of the villa with the park is € 1.200.000 while the purchase of the entire lot including the building land of 7.500 sqm is in private negotiation.

Developed in Roman times, Lavagna is a small town in the Levante Ligure located between the largest town of Sestri Levante and the town of Chiavari making it an excellent crossroads for those who prefer the quiet life while remaining very close to the more populous centers.

The historic center of Lavagna is characterized by the classic "Caruggi", typical Liguria narrow streets that wind through the facades of the ancient buildings, dotted with small shops which are also typical of the area.

Overlooking the sea, the town enjoys a fantastic mild climate and the possibility of living both the city life and the holiday life, especially thanks to its long sandy beach, one of the most beautiful of the entire coast.

Property → Center: 200 mt;



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Property → Railway station: 550 mt;  
Property → Highway: 2 km;  
Lavagna → Chiavari: 2.3 km;  
Lavagna → Sestri Levante: 6.1 km;  
Lavagna → Genoa Airport: 49.8 km;

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