



DETACHED HOUSES IN PALMARIA ISLAND

Italy, Liguria

Price:	€ 1 200 000
Object type	House, Twin Houses
Market	Resale
Bedrooms	3
Number of rooms	6
Land area	21000 m2
Area	150 m2
Category	For sale



Unique property in the area between the Gulf of Poets and 5 Terre, on the Palmaria island in front of the splendid bay of Portovenere, which together with the other Tino and Tinetto islands and the Cinque Terre has been included among the World Heritage Sites of 'UNESCO. Overlooking the sea, it offers a suggestive view of the whole gulf and the port.

The first house of 100 sqm with direct access from the beach, which can be traveled on foot or with an electric quad, is composed as follows: the entrance leads to the first floor where there is a living room with kitchen, a bathroom and a small outdoor area where there is a working wood oven of about 2 square meters. On the ground floor there is another bathroom and two bedrooms overlooking a courtyard of approx. 110 sq m.

The house is however further expandable, recovering a room with an extra bathroom using the volumes of the cistern. Permits already authorized.

There are also annexed volumes to expand the main house as well as other masonry artefacts.

A third volume, if recovered, would measure about 30 square meters.

The second house of 50-square-meter house is under construction (whose works have been temporarily interrupted due to COVID-19) and the project includes this composition: entrance that overlooks the living room with kitchenette, with direct access to a first bathroom and to the bedroom with a second bathroom.

Outside there are two stone artefacts with the possibility of allocating them to expand the house, respectively of 16 square-meter and 5 square-meter.



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The property will have independent heating.

The property is accessed through two entrances: one direct from the beach and one from the paved road (Via Cavour) where you take a path which after thirty meters enters the property gate. The path was illuminated in 2015 with 12 LED lights on and off with a twilight sensor and is a continuous object of enlargement (today we climb with a 1.05 meter wide quoad and there are four-wheeled vehicles of this size on the market) In front of the entrance from the beach there is a floating pier where the current owners have a berth up to a maximum of 12m lft. With the new municipal concession, there will be 3 piers.

Nature wanted to concentrate on an island of just 6.5 kilometers all the fauna and flora with which it characterized the Mediterranean basin, comforting everything with a mild climate and protecting it from the mainland with the most beautiful sheer cliffs in the world and with the most beautiful and full of life sea there is. Nature thus created Palmaria Island.

An island capable of offering traces of the most remote past where man arrived more than 5,000 years ago and where animals - now disappeared - of the Pleistocene era lived, and today to offer breathtaking scenery, unspoiled nature, a marble quarry black with golden streaks (called portoro), two fortifications recovered today, memories of the Second World War but above all unparalleled privacy and the possibility of experiencing a holiday in direct contact with life in the open air and all the activities that can be linked to it .

Since 1997 the island, together with the other Tino and Tinetto islands, Porto Venere and the Cinque Terre has been included in the UNESCO World Heritage Sites.

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