



Renovated panoramic villa in Vezzano Ligure

Italy, Liguria

Price:	€ 650 000
Object type	House, Twin Houses, Penthouse, Mansion, castle, estate
Market	Resale
Bedrooms	3
Land area	150 m2
Area	300 m2
Category	For sale



Villa located in Vezzano Ligure in a panoramic position with wide views over the entire Val di Magra up to the beginning of Tuscany in the background and the splendid islands of Tino and Palmaria to the west.

Vezzano Ligure stands on a hill overlooking the convergence of two main rivers of the historic Lunigiana, the Vara and the Magra. It is an excellent crossroads thanks to its proximity to various places of interest such as Sarzana, La Spezia, Lerici and Portovenere to the west and the Val di Magra and the beautiful Marinella, Viareggio and Forte dei Marmi. It also offers easy access to the highway and the railway station.

The 300 sqm detached villa is distributed over three floors with direct access from the main road via a gate that opens onto steps.

The interiors are composed as follows: on the ground floor is a dependance of approximately 60 sqm with an entrance hallway leading to a double bedroom, a living room with pellet stove, a kitchen and bathroom with shower. Through an external staircase one reaches the first floor where there is a large terrace with a living area and outdoor dining area and a view over the entire Ligurian coast. From the terrace is direct access to the kitchen, the double living room with fireplace, a double bedroom and a bathroom with shower and bathtub and a second bedroom used as a closet.

On the second attic floor is a large study area with a panoramic view thanks to a large window providing excellent natural light, two double bedrooms, both with private bathroom, one of which is a master bedroom with walk-in closet and direct access to a second terrace.

To complete the property is a centralized suction system, air conditioning and hydronic heating system with convectors and condensation boiler with remote control. There is a provision on the roof for photovoltaic and solar panels, a perimeter alarm system and internal and external cameras, PVC Okonoplast windows frames and



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the possibility of creating three uncovered parking spaces.

The entire property was completely renovated in 2017.

Vezzano is a town of Roman origins situated on a hill and bears testament to being a point of contact between diverse peoples over the centuries. Thanks to its rich history, there are numerous religious, civil and military monuments such as Fort Bastia, designed in 1800 as a defence of the port of La Spezia from possible attacks from the hinterland and also Palazzo Giustiniani, an ancient eighteenth-century castle that belonged to the Malaspina.

Due to its historical and cultural importance, Vezzano is in a great strategic position with direct access to many key locations and is well connected by the Vezzano Ligure railway station and the numerous provincial roads from which one can reach the entire Ligurian territory.

DISTANCE POINTS OF INTEREST:

VILLA → RAILWAY STATION: 3.9 km

VILLA → HIGHWAY:: 6.4 km

VEZZANO LIGURE → LA SPEZIA: 11.1 km

VEZZANO LIGURE → LERICI: 12.4 km

VEZZANO LIGURE → FORTE DEI MARMI: 39.2 km

VEZZANO LIGURE → MONTEROSSO AL MARE: 38.8 km

VEZZANO LIGURE → GENOA'S AIRPORT: 108 km

VEZZANO LIGURE → PISA'S AIRPORT: 78.1 km

VEZZANO LIGURE → MILANO MALPENSA'S AIRPORT: 270 km

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