



**Villa with pool and panoramic views
 in Castelnuovo Magra, Liguria.**

Italy, Liguria

Price:	€ 1 100 000
Object type	House, Twin Houses, Mansion, castle, estate, Apartment
House type	Detached house
Market	Resale
Bedrooms	5
Number of rooms	9
Land area	4210 m2
Area	570 m2
Category	For sale



Castelnuovo Magra (SP) // 570 sqm // 4210 sqm plot // 5 bedrooms // 5 bathrooms // basement // garage // swimming pool

The villa is located near Borgo Castelnuovo Magra, in the province of La Spezia, in the Liguria region.

Villa with an area of 570 square meters is surrounded by a garden with a spacious swimming pool with panoramic views of the hills.

The villa has 3 floors and two entrances, the first of which is located on the ground floor, where we find a tavern with a fireplace, an open kitchen with a French window with access to the veranda, as well as to the garden and pool area. This level has a bathroom, wine cellar, laundry room, boiler room and direct access to the garage with 4/6 parking spaces. Plus a small living room with kitchen, living room, double bedroom and dressing room.

The main entrance leads to the first floor where there is a spacious living room, kitchen, bathroom, double bedroom and bathroom, two guest bedrooms and bathrooms.

Attic layout: living room, kitchen, bathroom and double bedroom. Plus a small terrace and a panoramic rooftop terrace, accessed via a stone spiral staircase.

The price of the property includes a garage with 4/6 parking spaces, a 940x450 infinity pool, a terrace and a large plot of land surrounding the villa. Independent heating LGP and additional pellet heating system for the basement.



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Fireplace, Double glazing, Barbecue, Outdoor lighting, Irrigation system, Automatic gate, Armored door, Swimming pool.

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