



VILLA IN MONTEMARCELLO (LIGURIA)

Italy, Liguria

Price:	€ 2 400 000
Object type	House, Mansion, castle, estate, Twin Houses, Apartment
House type	Detached house
Market	Resale
Bedrooms	5
Land area	6350 m2
Apartment/building area	420 m2
Category	For sale



Villa with a secured private area, located in the easternmost part of the Montemarcello conservation area. Miz villas offer views of the Apuan Mountains and Carrara. You can also see the mouth of the Magra River and the Magra Valley with the ruins of the historical Roman arena of Luni from 177 AD, as well as the fortified cities of Sarzana, Castelnuovo and Fosdinovo.

AMELIA - MONTEMARCELLO (LA SPICE) // 420 SQM INTERIOR AREA // 5 BEDROOMS // 5 BATHROOMS // LAND PLOT 6350 SQ.M // PARKING SPACES

From the roadway, the private tiled road can be accessed through an electric gate. At the electric gate there is a separate house with a bedroom, living room, toilet / shower, kitchen, parking, patio and communications. The location of the cottage at the gate allows you to hire a villa caretaker to look after the property.

The main villa is equipped with a security system and the plot is completely fenced.

Spacious garden, parking spaces.

The 420 square meters property is distributed over three levels.

Internal Layout: Entrance from the garden leads to the English style living room with large bookcases and the dining room.

Another large living room with leather sofas and fireplace. Several steps separate the living room from the sleeping area, where there are three double bedrooms, each with its own bathroom and one with a panoramic terrace and stairs leading directly to the garden. The fourth room is used as a cinema.



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On the second floor there is a large study, an additional room used for storage, a terrace and a mezzanine leading to the first floor.

The basement has a large kitchen, bathroom and laundry room with direct access to the street.

The villa is surrounded by an English garden, which is partially planted with 88 olive trees, numerous aromatic plants and kiwi trees.

DISTANCES:

LERICI: 9 km
LA SPEZIA: 18.4 km
CRUISE TERMINAL LA SPEZIA: 17.9 km
SARZANA: 15 km
BOCCA DI MAGRA: 6 km
AMELIA: 5,1 km
FORTE DEI MARMI: 36 km
FIVE LANDS (MONTEROSSO AL MARE): 49.4 km
SANTA MARGERITA LIGURE: 92.3 km
AIRPORT GENOA: 121 km.
AIRPORT PISA: 71.5 km
AIRPORT MILAN MALPENSA: 284.5 km.
EXIT FROM HIGHWAY SARZANA: 14.1 km

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