

Varazze – Ligurien

# Elegant villa with pool, garden, olive grove and garage

Property ID: IT262942687



[www.von-poll.com](http://www.von-poll.com)

**PURCHASE PRICE: 2.180.000 EUR • LIVING SPACE: ca. 433 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 2.500 m<sup>2</sup>**

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT262942687 |
| Living Space         | ca. 433 m²  |
| Rooms                | 5           |
| Bedrooms             | 4           |
| Bathrooms            | 3           |
| Year of construction | 2011        |
| Type of parking      | 1 x Garage  |

|                |                        |
|----------------|------------------------|
| Purchase Price | 2.180.000 EUR          |
| Commission     | Subject to commission  |
| Total Space    | ca. 509 m²             |
| Equipment      | Terrace, Swimming pool |

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## Energy Data

|                                |                    |  |                           |
|--------------------------------|--------------------|--|---------------------------|
| Type of heating                | Underfloor heating | Energy Certificate                                   | Energy demand certificate |
| Energy certificate valid until | 10.08.2028         | Final Energy Demand                                  | 19.02 kWh/m²a             |
| Power Source                   | Gas                | Energy efficiency class                              | A+                        |
|                                |                    | Year of construction according to energy certificate | 2010                      |



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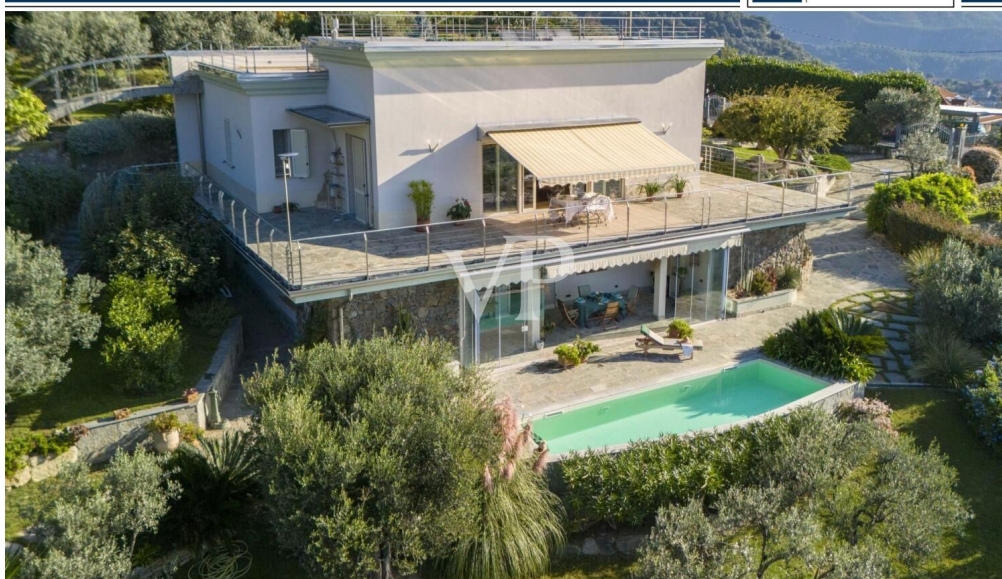
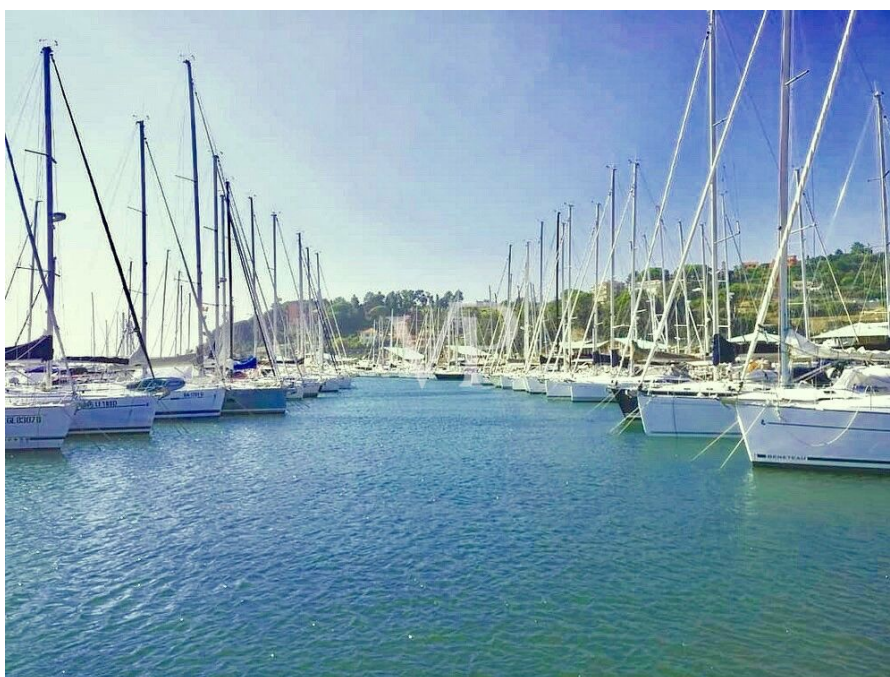
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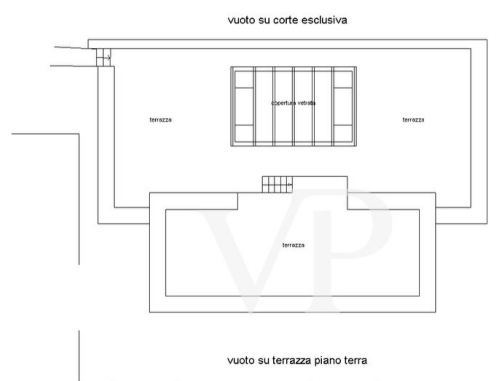
## Floor plans



Scheda n. 3

Scala 1:200

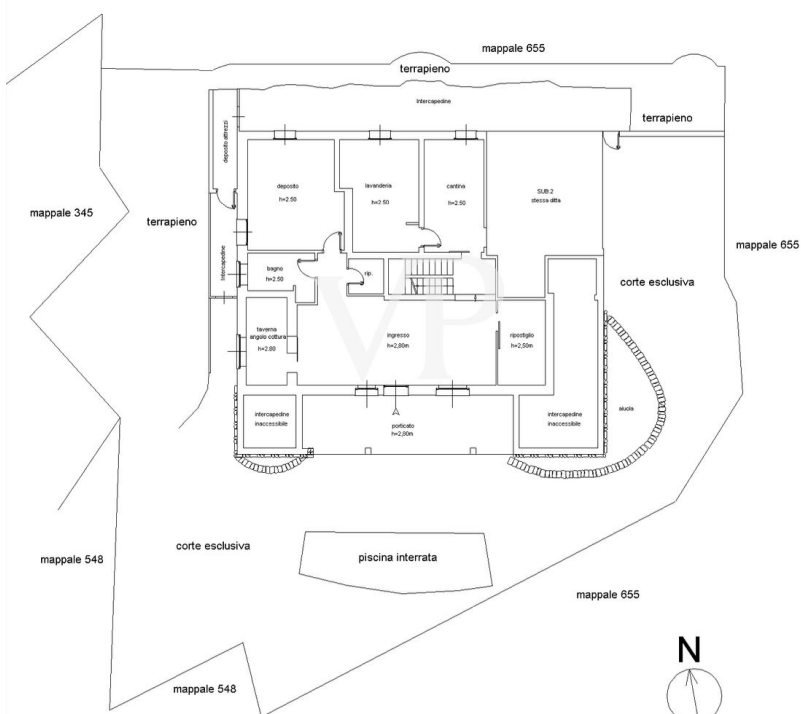
## PIANO PRIMO (2°ft)





Scheda n. 1      Scala 1:200

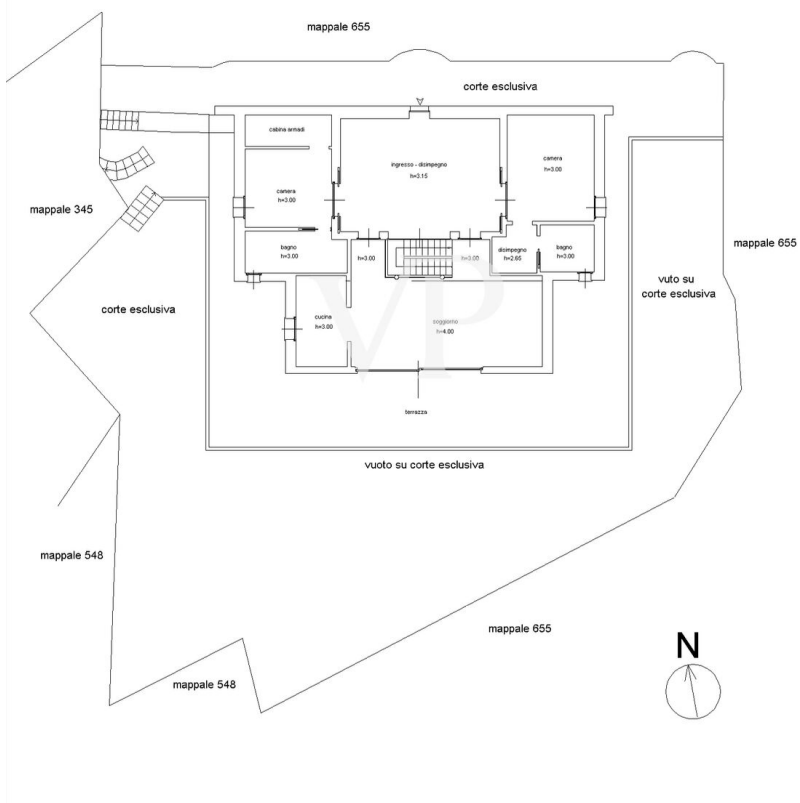
## PIANO INTERRATO



Scheda n. 2

Scala 1:200

## PIANO TERRA (1°ft)

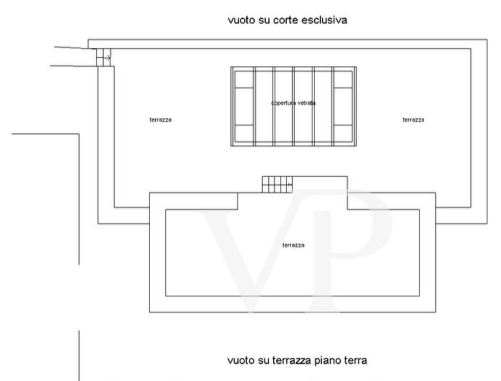




Scheda n. 3

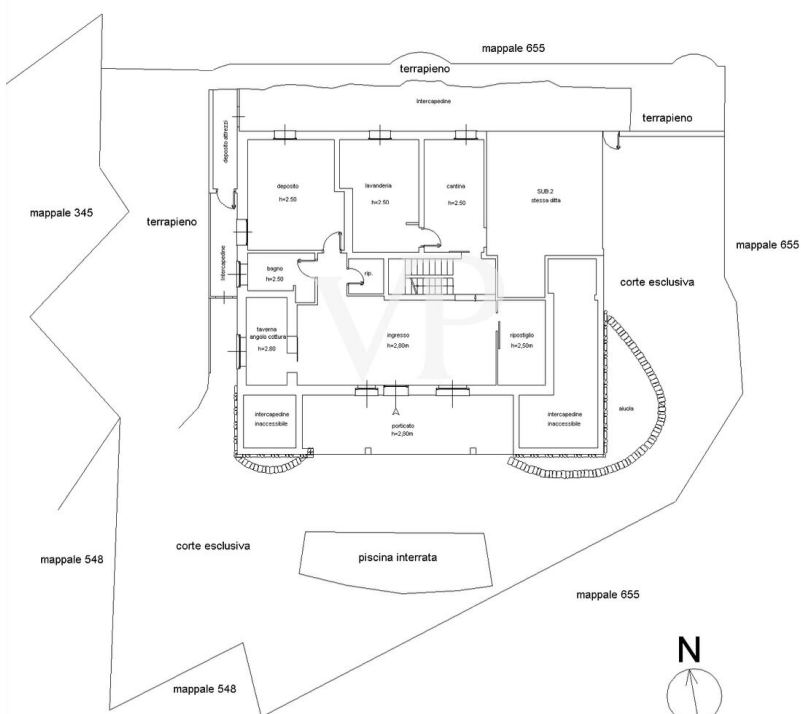
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## PIANO PRIMO (2°ft)



Scheda n. 1 Scala 1:200

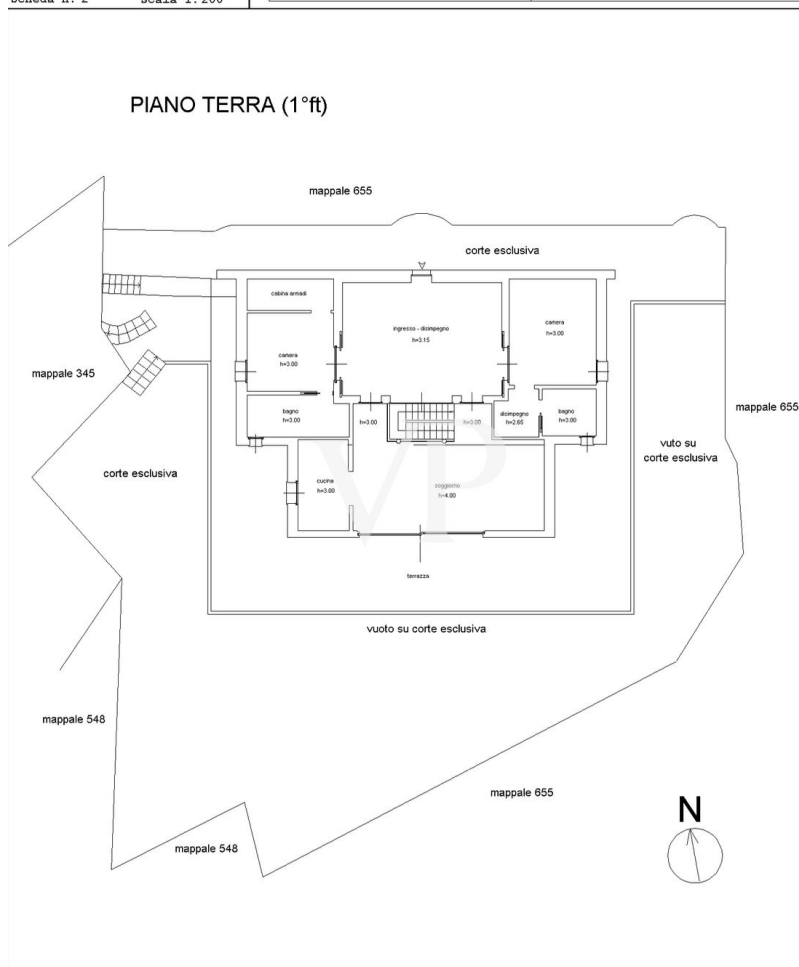
## PIANO INTERRATO





Scheda n. 2

Scala 1:200



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Just a few minutes from the pretty harbour of Varazze a rural winding road leads up to this elegant property in a charming hill top hamlet of authentic beauty.

This unique villa rests in an old olive grove with inspiring panoramic views of the Ligurian sea looking towards the Gulf of Tigullio, Portofino and le Cinque Terre to the East and Montecarlo and Nice to the West.

We offer this rare and unique opportunity for the sale of a stunning 4 Bedroom Villa that perfectly captures the essence of refined contemporary Italian living. The architectural elegance of this property is perfectly combined with the charm of Liguria's natural beauty ... A classic blend of style and attention to detail where all the modern comforts meet tradition and nature itself, displaying the ultimate backdrop, with the allure of the Mediterranean sea on the horizon which offers a sense of peace in every season.

This family home sits in its own private gated grounds of approximately 2500 square metres and the villa is in excellent condition having been built in 2010; ... yet, the soul of the building and its decor reflect a collection of influences from around the world. The curated terraced gardens enjoy the luxury of an efficient irrigation system and are filled with ornamental trees, beautifully fragrant shrubs, aromatic orange and lemon trees and quintessentials decorative scented plants.

A perfect quiet and private setting offering harmonious living all year round with all the convenience of services in the charming sea side town of Varazze just a short drive away.

The house itself is approx. 439 square metres (4725 sq. feet) spanning over two floors is impressive in scale and layout with 3 generous bedrooms, plus an additional fourth and 3 ensuite bathrooms as well as custom made walk in wardrobes.

The interiors flow seamlessly with two inviting and light filled living rooms and library areas; a bright dining room, breakfast room, a study and 2 fully well equipped crafted kitchens incorporating Miele appliances and marble and solid wood worktops; a practical pantry, a large laundry room, utility room and functional storage areas and a secure double garage provide ample space for family and guests.

The spacious terrace is also the perfect place to enjoy convivial gatherings with family



and friends as the ships sail by in the distance.

Also a beautiful loggia designed as the archetypal 'glass veranda' is ideal for 'al fresco' dining throughout the seasons where Sunday lunches and hot summer evenings are best enjoyed with a glass of wine or chilled prosecco in hand with friends.

The infinity swimming pool is beautifully positioned to capture the sweeping views of the sea and the panorama that stretches across the olive groves and roof tops all the way to the marine harbour.

The property is solidly built on rock, ensuring excellent insulation; premium materials can be admired throughout as the interiors exude quality with underfloor heating and classic timeless porcelain tiled flooring; a silent air cooling and surveillance systems as well as a Bang & Olufsen sound system reflect the thoughtful and sustainable choices designed for maximum comfort and wellness.

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## Details of amenities

- \* "infinity pool" (11mts x 3 meter) is equipped with a solar-assisted heating water system.
- \* Balcony Terrace (200 sq. meters)
- \* Mains Gas
- \* Mains Electricity
- \* Mains Water
- \* Independent Irrigation System connected to a 10,000 litre cistern.
- \* Underfloor heating
- \* Air conditioning
- \* Secured double garage for 2 cars plus extra parking for 2 more cars on private driveway
- \* Utility room, laundry/heating systems
- \* Utility room (garage hallway/changing room)
- \* External cellar (storage for garden tools and machinery)
- \* Canopy (storage for garden materials and tools)
- \* Access ramp / use as appurtenant parking space



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## All about the location

Location is another of this property's strengths. Varazze is a traditional sea side vibrant town with excellent facilities with plenty of shops and boutiques, cafes bars and a superb choice of restaurants; for nature lovers there are numerous scenic hiking and trekking trails;

The Varazze Port, officially known as the 'Marina di Varazze' has a yachting centre that has excellent facilities and services having won the Blue Flag award for many consecutive years. The Marina serves as an ideal departure point for exploring the French Riviera, Le Cinque Terre, Corsica and the Tuscan islands.

Also the well known and renowned St. Anna Golf Club is nearby in the hills of Cogoleto and is open 365 days of the year.

The historical centres and heritage of Genova and Savona can be reached in just about half an hour's drive.

The cultural treasures and the famous shopping centre of Milan with its opera and events can be reached in about one and a half hours by car.

Travel connections are equally convenient, with Genova International Airport within reach in about half an hour and Milan international airport in about an hour and a half drive.

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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