



Villa for Sale in Lerici Pozzuolo Confidential Negotiation Ref. CBI135-1878-1307



620 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 8

Villa for sale in Lerici (SP) - Locality Pozzuolo

Situated on the hill overlooking the Gulf of San Terenzio in Lerici, in the renowned Gulf of Poets, the villa was built in 1962 based on a design by the illustrious architect André Sventchine.

Immersed in a context of rare beauty, the property combines architectural refinement and enchanting sea views.

The town of Pozzuolo is renowned for its tranquility and privacy, despite being just a short distance from the beaches and main tourist attractions of the Riviera del Levante.

Lerici, famous for its strategic position, is ideal for boat trips to Portovenere and the Cinque Terre. Perfect for those looking for a peaceful refuge without giving up sports and cultural activities.

The Gulf of Poets, so called for the illustrious personalities it has inspired over the years, is a place steeped in history and literature.

Poets and writers such as Lord Byron, Percy Bysshe Shelley, Mary Shelley and George Sand found a natural muse in these lands, enchanted by the beauty of the landscape.

The literary tradition continues to attract great authors even in more recent times, including Giosuè Carducci, Gabriele D'Annunzio and Filippo Tommaso Marinetti.

Even today, the gulf remains a point of reference for contemporary artists and writers.



Interior spaces ● Ground floor: the ground floor features a large living room with fireplace, perfect for relaxing moments, and a greenhouse with large windows that offer an unparalleled view of the Gulf of Lerici. The floor is completed by a dining room, a custom-furnished eat-in kitchen, a furnished office, a laundry room with service entrance and a caretaker's apartment consisting of a dining room, bedroom and bathroom.

● First floor: the sleeping area, accessible by a monumental staircase, houses the master bedroom with private bathroom equipped with a hydromassage tub, a guest bedroom, with bathroom complete with tub, and two other bedrooms served by an additional bathroom.

● Second floor: on the top level there is a study with library, a private and quiet space for those looking for an environment dedicated to reading or working.

Outdoor spaces and services The villa is surrounded by a garden of approximately 2,500 m², planted with olive trees, cypresses, palm trees and fruit trees.

The construction of a swimming pool has already been authorized, ideal for those who wish to add an additional space dedicated to well-being and relaxation to the property.

The villa has a large garage and two tool rooms, as well as being equipped with a modern alarm system.

All bathrooms have been recently refurbished.

Location and connections Lerici, one of the most famous tourist resorts on the Riviera del Levante, enjoys a privileged position for boat trips to Portovenere and the Cinque Terre.

A few kilometers away is the entrance to the A12 (Genoa - Livorno) and A15 (La Spezia - Parma) motorways.

In addition, Pisa Galileo Galilei Airport, located approximately 70 km away, offers convenient access to national and international destinations.

Property Informations

Address: Località Pozzuolo, 36

Zip Code: 24010

Bedrooms: 4

Bathrooms: 4

Rooms: 8

Internal condition: Excellent

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Floor: On two levels

Total floors: 3

Parking space: Covered

Date of construction: 1962

Current Status: Available after the deed of sale

Balconies: Present

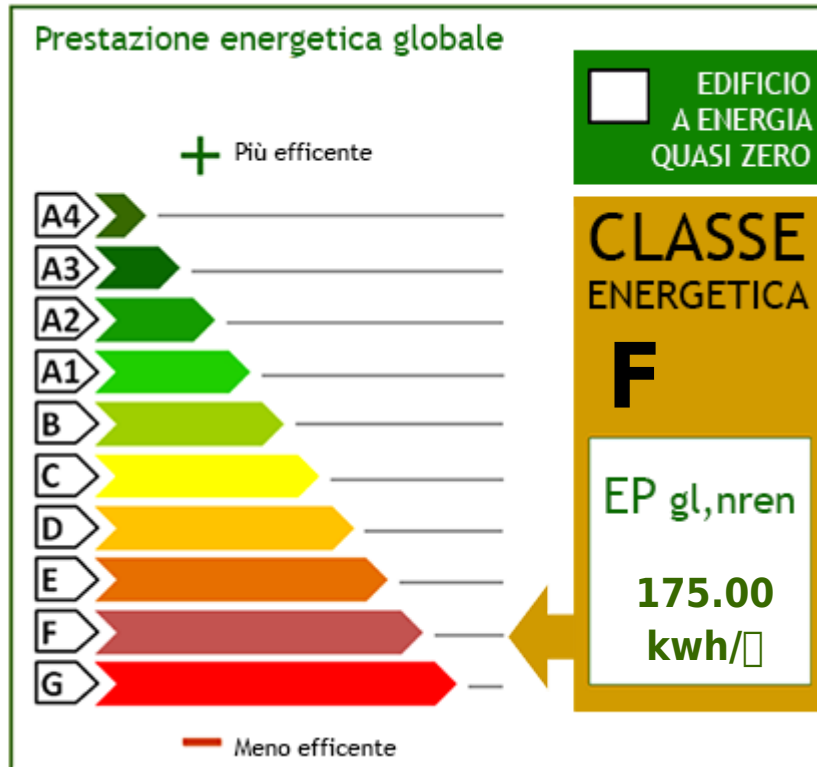
Terrace: Present

Garden: Private, 2.500 sq.m

Sea distance: 750 meter

Kitchen: Eat-in kitchen

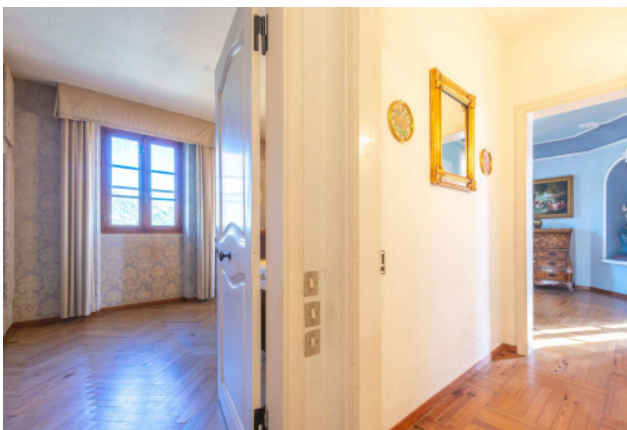
Garage: for two cars





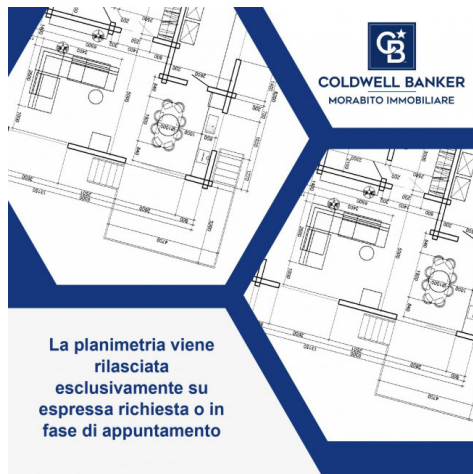
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La planimetria viene
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The image shows a detailed architectural floor plan of a building, likely a residential unit. The plan includes various rooms, corridors, and structural elements. The drawing is overlaid on a dark blue background with a white geometric shape. The Coldwell Banker logo and the name 'MORABITO IMMOBILIARE' are positioned at the top right. Below the plan, there is a text box with a white background and dark blue border containing the disclaimer text.