



Villa for Sale in Sanremo

€ 3.000.000 negotiable

Ref. CBI135-2837-1811



476 sq.m | Bathrooms: 7 | Bedrooms: 6 | Rooms: 5

Historic villa a few steps from the sea in Sanremo In Sanremo, in the renowned Capo Pino area, a historic villa built in 1800 and completely renovated in 2013 is for sale.

Sanremo is one of the most exclusive destinations on the Ligurian Riviera, famous for its mild climate all year round, the historic Casino and the famous Italian Song Festival.

The town centre offers boutiques, gourmet restaurants and a marina with connections to the French Riviera.

The cycle path that crosses the city, created on the old railway line, allows you to explore the coast in a suggestive way.

This property is perfect as either a primary residence or a holiday home.

Interior spaces The villa extends over approximately 500 m2 distributed over three levels, with large and bright rooms designed to enhance the sea view.

Ground floor (151 m2): the main entrance leads to a large living room with dining area, characterized by large windows overlooking the garden. The eat-in kitchen is spacious and well equipped. A storage room and two bathrooms complete the floor. First floor (130 m2): the sleeping area includes two bedrooms, two marble bathrooms, one with a bathtub and one with a shower, a small bedroom and access to a livable terrace-portico, as well as a balcony with sea view. From the floor you can directly access the garden. Second floor (140 m2): a panoramic living room with access to the terrace offers an open view of the bay. On the same level there is a kitchen with dining room, two bedrooms, two bathrooms and a balcony. Independent apartment: with private entrance, it is composed of a living room (day-night area), kitchenette and bathroom with window, perfect for service staff. The interiors of the villa have been renovated with attention to detail, maintaining historical elements and integrating them with high-quality finishes.

Outdoor spaces and services The villa is surrounded by a well-kept garden of approximately 1,500 m2, characterised by centuries-old



conifers and flower beds.

The different strips of land are organized to offer private spaces and areas dedicated to outdoor relaxation.

The patio and panoramic terraces overlooking the sea make the property ideal for enjoying the view at any time of the day.

The villa is equipped with an automatic irrigation system for the care of the greenery.

There is also a 78m2 garage, with enough space to accommodate up to three cars, as well as additional outdoor parking areas.

The property features independent heating, air conditioning and an advanced security system with burglar alarm and video intercom.

A project for the construction of a swimming pool was also approved.

Location and connectionsThe villa is located in the Capo Pino area, one of the most popular residential areas of Sanremo, for its proximity to the sea and the tranquility it offers.

Just 50 meters from the beaches, it allows you to reach the city center in a few minutes, where you can find luxury boutiques, restaurants, the Casino and the famous Ariston Theater.

Sanremo is well connected to the main destinations of the Ligurian Riviera and the French Riviera.

Access to the A10 motorway allows you to reach Monte Carlo in around 40 minutes and Nice Airport in less than an hour.

Genoa Airport is about an hour and a half away by car.

Property Informations

Address: Corso Marconi, 364

Zip Code: 18038

Bedrooms: 6

Bathrooms: 7

Rooms: 5

Internal condition: Excellent

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Floor: Mezzanine floor

Total floors: 3

Parking space: Covered

Date of construction: 1800

Current Status: Available after the deed of sale

Balconies: Present

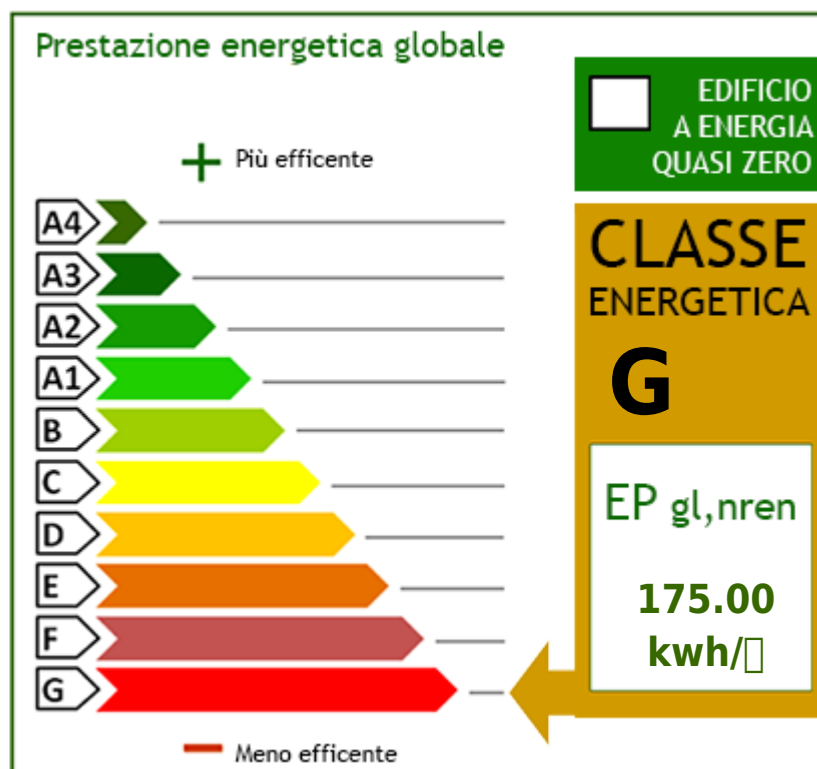
Terrace: Present

Garden: Private, 1.500 sq.m

Sea distance: 100 meter

Kitchen: Eat-in kitchen

Garage: for two cars











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