Living Group
Viale Monte Santo, 8 - 20124 Milano
Phone number (+39) 02 23185858

Villa for Sale in Moneglia
€ 760.000
Ref. CBI133-1857-181



160 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

VILLA WITH PANORAMIC VIEWS, SWIMMING POOL AND OLIVE GROVE – MONEGLIA

Privacy, open views and **10,000 sqm of land with productive olive trees**: a rare property, designed for enjoying nature with **modern comforts**.

In Moneglia, in an elevated panoramic position, we are pleased to offer for sale a detached villa of approximately 1**60 sqm, arranged over two levels and set within a charming natural setting.** The property is surrounded by approximately 10,000 sqm of land with 500 olive trees, with the possibility of olive oil production: an authentic corner of Liguria, where greenery is not merely a backdrop, but a true part of everyday living.

Stone terraces and glimpses of Mediterranean scrub frame the approach to the villa, leading to the house and its outdoor spaces, thoughtfully arranged with care and practicality.
The villa is beautifully finished and tastefully furnished, with an excellent sense of order, light and attention to detail. The combination of modern systems - underfloor heating with heat pump and solar panels for domestic hot water - and the Mediterranean landscape makes the property ideal both as a main residence and as a refined holiday home.
Ground Floor The entrance opens into a bright living area, with a spacious lounge perfect for entertaining and relaxing. The eat-in kitchen is ideal for those seeking a comfortable and functional space for everyday living. This level is completed by one bedroom and

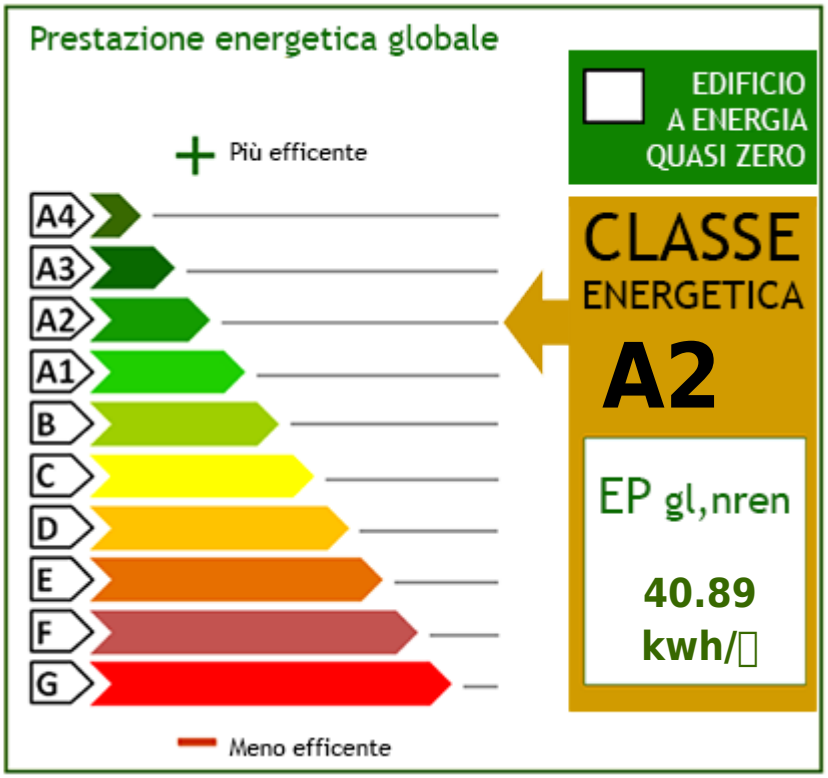
one bathroom.
First Floor The sleeping area comprises two comfortable, well-proportioned bedrooms, enhanced by a terrace overlooking the grounds and olive grove, as well as a main bathroom.
The true emotional heart of the property is the outdoor area: generous stone-paved surfaces, relaxation areas, greenery and open views, all designed to make the home enjoyable outdoors in every season.
In-ground swimming pool built in full compliance with landscape and heritage regulations: an elegant feature, perfectly integrated into the natural setting.
Outdoor shower set into the rock, both striking and functional.
Built-in barbecue area, ideal for outdoor lunches and dinners.
Land with olive grove and spaces suitable for a vegetable garden, orchard and small-scale cultivation.
Features and Amenities Detached villa arranged over two levels (approximately 160 sqm)
Approximately 10,000 sqm of land with productive olive trees
In-ground swimming pool
Heat pump heating system
Domestic hot water provided by solar panels
Panoramic terrace, equipped outdoor areas and stone paving
Private, bright and panoramic setting
Moneglia is a highly regarded destination on the Riviera di Levante, known for its sea, walking trails, villages and authenticity. This property is perfectly suited as a private residence, second home, or as an investment for high-quality holiday rentals, thanks to its privacy, swimming pool and generous grounds.
A Rare Location: Between Tigullio and the Cinque Terre Living in Moneglia means choosing a more authentic and private stretch of the **Italian Riviera, while still enjoying excellent transport connections. The town lies along the Riviera di Levante coastal route, in an ideal position to reach both the Gulf of Tigullio and the Portofino area, as well as the Cinque Terre, without giving up the tranquillity of the surrounding greenery.**
Its proximity to Sestri Levante (approximately 16 minutes by car) and Deiva Marina (approximately 3 minutes by train) makes services and beaches easily accessible, even during the high season.
Moneglia railway station, on the Genoa–Pisa line, is a real added value for getting around without a car: Levanto can be reached in approximately 20 minutes and Monterosso al Mare in approximately 25 minutes.

Coldwell Banker Living Group looks forward to showing you this property or helping you find the one you are looking for.
Our team is made up of professionals with expertise in brokerage, valuation, marketing, legal consultancy and technical consultancy, enabling us to provide valuable guidance throughout every stage of the real estate process.

For further information or to arrange a viewing, please do not hesitate to contact us. We are available from Monday to Friday, from 10:00 am to 12:00 pm and from 2:00 pm to 5:00 pm, on our landline number **+39 02 2318 5858** or by email at **living@cbitaly.it**
.
We will be delighted to accompany you in discovering this property.

Property Informations

Address: Strada della Lascia, 5	**Zip Code**: 16030
Livable surface: 158.00	**Bedrooms**: 3
Bathrooms: 2	**Rooms**: 4
Internal condition: Restored	**---> data_operazione <---**: 0000-00-00
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Floor: On two levels	**Total floors**: 2
Parking space: Uncovered	**Date of construction**: 2021
Current Status: Available after the deed of sale	**Balconies**: Present
Terrace: Present	**Garden**: Private
Kitchen: Open kitchen	


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
A2
EP gl,nren
40.89
kwh/
Meno efficente

















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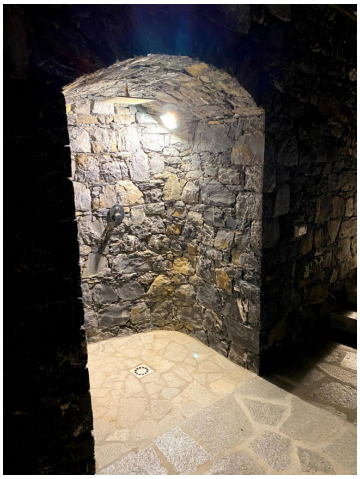
















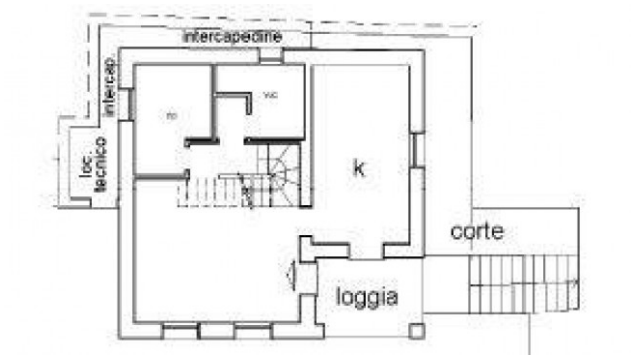
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