



Villa for Sale in Sanremo

€ 2.450.000

Ref. CBI198-3067-40



300 sq.m | Bathrooms: 5 | Bedrooms: 5 | Rooms: 10

VILLA WITH SWIMMING POOL, 3,000 SQ M OF LAND AND PANORAMIC VIEWS OVER SANREMO

Located in Sanremo, on Via Padre Semeria, in a peaceful and private setting just approximately five minutes from the city centre and conveniently positioned for easy access to the motorway, we offer for sale a substantial detached villa surrounded by greenery and distinguished by generous spaces and exceptional panoramic views over the city.

The property is set within approximately **3,000 sq m of private grounds** and features a **private swimming pool of approximately 35 sq m**, extensive outdoor areas and an exceptionally versatile layout, making it ideal both as a prestigious private residence and as an attractive investment opportunity.

The ground floor accommodates **three independent units**, entirely separate from the main residence.

The first unit, measuring approximately **90 sq m**, comprises a spacious living area with kitchenette, one bedroom, a bathroom and a large walk-in wardrobe.

The second unit, of approximately **40 sq m**, includes a living room, bedroom and bathroom, while the third, measuring approximately **30 sq m**, features an attractive glazed entrance opening onto the living area, as well as a bathroom.

This configuration represents a significant added value, offering the possibility of using the three independent units for guest accommodation or year-round rentals while maintaining complete privacy and independence for the main residence.

An internal staircase leads to the first floor, entirely dedicated to the **principal residence**.

The entrance opens onto a spacious and bright living room with an open-plan kitchen, designed to create a seamless connection between the interiors and the outdoor spaces. The living area opens directly onto a large patio overlooking the garden, complete with a



barbecue area and sun terrace, ideal for enjoying outdoor living throughout much of the year.

The sleeping area is located on the same floor and comprises **three bedrooms**, a large walk-in wardrobe and **two bathrooms**. Two of the bedrooms also benefit from direct access to the terrace.

One of the villa's most distinctive features is its **panoramic view over Sanremo**. From the property, the eye extends across the city and surrounding landscape, creating an impressive and far-reaching outlook.

Outside, approximately 3,000 sq m of land together with the private swimming pool create a secluded and peaceful setting that can be enjoyed throughout the year, enhanced by the mild climate of the Italian Riviera.

The property is completed by a **storage area of approximately 90 sq m, 10 parking spaces**, air conditioning and a video surveillance system.

An exceptionally versatile property, perfect for those seeking generous spaces, independence and privacy within a few minutes of central Sanremo, while also offering considerable investment potential thanks to its three self-contained units.

A property designed to be enjoyed, shared and enhanced, where privacy, generous spaces and privileged views over Sanremo come together in a truly distinctive setting.

Certification

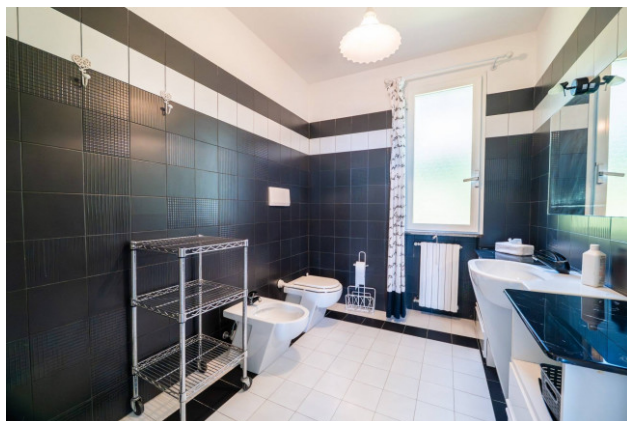
Energy Class: D

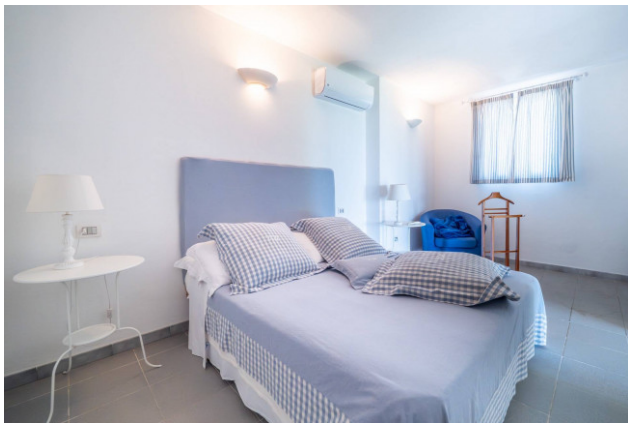
Property Informations

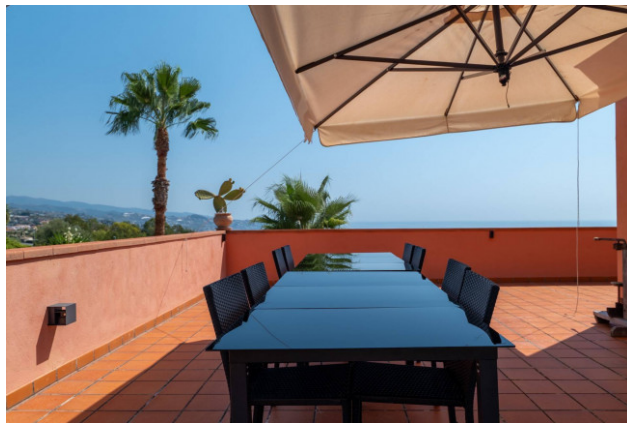
Address: VIA PADRE SEMERIA, 239	Zip Code: 18038
Bedrooms: 5	Bathrooms: 5
Rooms: 10	Internal condition: Excellent
--- data_operazione --- : 0000-00-00	: 1570.03
: 0000-00-00	Parking space: Uncovered
Date of construction: 1996	Current Status: Available after the deed of sale
Terrace: Present	Garden: Private
Kitchen: Eat-in kitchen	Garage: for two cars

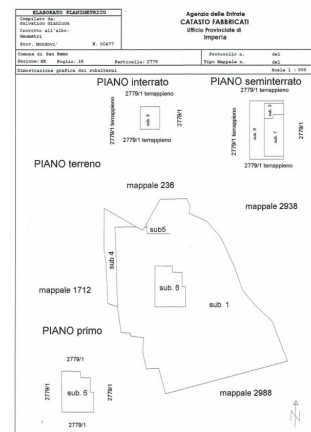
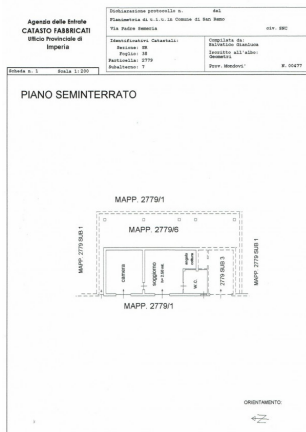












Agente della Entrate CATASTO FABBRICATI Ufficio Provinciale di Imperia		Dichiarazione protettiva n. 064 Pianimetria del T. 1.1.1.1.12 (Cassa di San Remo) Via Roma - Imperia CSP - 061	
Identificazione Catastrale: Foglio: 28 Particella: 2779 Subalterno: 1		Circoscrizione di Municipalità di Comune di Prov. di R. 0487	

Disegno n. 1 Foglio 1/1

PIANO INTERRATO

MAPP. 2779/1

MAPP. 2779/1

MAPP. 2779/1

MAPP. 2779/1

DISEGNAMENTO