



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# La Spezia - Huge villa close to the center and the sea, pool possible | Real estate Liguria



IT-0217-KA

Panoramablick  
19122 La Spezia  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	19122
<b>Country</b>	Italy
<b>City</b>	La Spezia
<b>Additional geographical information</b>	La Spezia
<b>Living space</b>	approx. 400 m <sup>2</sup>
<b>Number of rooms</b>	10
<b>Plot size</b>	approx. 20.000 m <sup>2</sup>
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	4
<b>Asking price</b>	850.000,00 €
<b>Free text price</b>	price on request
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

Price on request !

Villa of around 400sqm with park of around 20.000sqm, located on the hillside yet especially convenient to reach the center of La Spezia with all services as well as the sea.

The access to the villa comfortably happens through a private, vehicle-passable street that leads to a large open-space hosting several parking spots and to a double garage which is internally connected to a technical room, a cellar and the villa itself.

The property is developed on three levels and can be accessed from either the ground floor or the first floor. The ground floor consists of spacious tavern with fireplace, wood-burning oven and kitchen, a guest bedroom, a bathroom. An inside staircase leads to the first floor consisting of wide and bright living room, terrace, habitable kitchen, study, service bathroom; on such floor, there's also an independent apartment with entrance from either the living quarters or the garden and consisting of living room with tall glass-walls and kitchenette, double bedroom, bathroom with shower. Coming through the villa's main living room, a gorgeous staircase leads to the floor serving as night quarters with two double bedrooms, a twin bedroom, a bathroom with both shower and tub. The villa could be easily divided into three, independent apartments as the heating system is already divided among areas too.

Outside, a park of 20.000sqm, where it would be possible to create a swimming pool and which hosts a dependence, surrounds the villa. A well for irrigation purposes is set within the land.

## Location

La Spezia, Ligurien.



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**Your contact person**

Real Estate Italy  
A company of RustiCasa Concept  
Nicole Siedersberger-King  
Lierstraße 8  
80639 München  
E-Mail: [info@real-estate-italy.com](mailto:info@real-estate-italy.com)  
Homepage: [www.real-estate-italy.com](http://www.real-estate-italy.com)

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