



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Sarzana - Villa with beautiful garden  
located a few minutes from the historic  
center of Sarzana



IT-0325-KA

Panoramablick  
19038 Sarzana  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	19038
<b>Country</b>	Italy
<b>City</b>	Sarzana
<b>Additional geographical information</b>	La Spezia
<b>Living space</b>	approx. 370 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 3.400 m <sup>2</sup>
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	4
<b>Asking price</b>	730.000,00 €
<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

Elegant detached house surrounded by a beautiful garden with outdoor dining area and large parking area.

The property, divided on three levels, has access to the ground floor in a large and bright living room consisting of a relax area with fireplace and a dining area; from here you enter the eat-in kitchen with exit to the external dining area with oven and bbq.

The sleeping area, located on the ground floor, currently consists of two bedrooms, a study that can be easily transformed into a bedroom and two bathrooms.

On the first floor, reachable by a comfortable internal staircase, is the master bedroom with a small terrace and an en-suite bathroom.

From the living area you go down to the basement where a further living room with fireplace, a guest bedroom, a bathroom with shower and a large service area with laundry, storage room and technical room have been created.

Externally the property is surrounded by a beautiful garden of approximately 3,400sqm with dining and "relax" areas and a large parking area. Possibility of building the swimming pool.

From the house in a few minutes you can reach the historic center of Sarzana, the beaches and all services.

## Location

Sardana, La Spezia, Liguria.



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**Your contact person**

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