



**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<br>A company of RustiCasa Concept<br>Nicole Siedersberger-King<br>Lierstraße 8<br>80639 München<br>E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a><br>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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