



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## La Spezia - Elegant villa with garden and sea view overlooking the Gulf of La Spezia



IT-5007-KA

Meerblick

19134 La Spezia / La Foce  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	19134
<b>Country</b>	Italy
<b>City</b>	La Spezia / La Foce
<b>Additional geographical information</b>	La Spezia
<b>Living space</b>	approx. 600 m <sup>2</sup>
<b>Number of rooms</b>	16
<b>Plot size</b>	approx. 1.780 m <sup>2</sup>
<b>Number of bedrooms</b>	7
<b>Number of bathrooms</b>	6
<b>Asking price</b>	850.000,00 €
<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

Surrounded by a beautiful garden with large terraces overlooking the sea, villa Sergilla is located a short distance from the center of La Spezia, the characteristic Cinque Terre and the picturesque seaside villages of Lerici, Tellaro and Portovenere.

The property is spread over three levels. Access is on the ground floor in a large and elegant entrance, a living room with frescoed ceilings and a fireplace in marble, the dining area with open kitchen and exit to a beautiful terrace with sea view, a small bathroom with tub and a bedroom.

Also located on the ground floor, with access both from the outside and from a small door connected to the entrance of the villa, there is a double bedroom with en-suite bathroom.

Through the marble staircase that dominates the entrance you reach the sleeping area consisting of a double bedroom with sea view and en-suite bathroom, a bedroom also with sea view and balcony, a double bedroom with walk-in closets and a windowed bathroom with shower.

With external access through a lovely porch, located on the first floor, there is the first annex consisting of a large living room with a small bar area, a double bedroom and a bathroom with tub / shower.

On the lower floor of the villa there is the second dependance, with independent access, consisting of a double bedroom, kitchenette and bathroom with shower.

An additional large living area with lounge and dining area has been created in the basement.

Externally, the terraces have been equipped with chilling and dining areas from which you can enjoy an enchanting view of the gulf of La Spezia and the sea.

## 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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