Liguria

Castelnuovo Magra

Ref. 6407: Restored Villa d'Epoca
Asking Price: € 650.000



Description

Castelnuovo Magra, prestigious historic villa from the early twentieth century for sale, expertly restored and located in an environment of absolute tranquillity, where elegance, history and contemporary comfort blend in perfect harmony.

The property, semi-detached but with complete privacy, is detached on three sides and accessed via a private road of about 150 metres leading to a small residential complex consisting of only four houses, an exclusive environment that guarantees privacy and security.

The villa has an area of 322 m² and consists of 14 rooms spread over three floors. It is surrounded by a beautiful private garden of about 700 m², embellished with olive trees, century-old cypresses and a selection of fruit trees. An authentic Mediterranean garden, perfect for moments of relaxation and conviviality, with the possibility of a private pool.

The recent and meticulous renovation has accentuated every original architectural detail and preserved the house's historic charm: exposed brick ceilings, elegant arched windows, historic floors and high-quality materials create a refined and timeless atmosphere.

The entrance hall leads to a spacious and bright representative area with the dining room, the living room with a spectacular fireplace and a sophisticated winter garden overlooking the greenery. The functional and well-connected kitchen opens onto a panoramic terrace with direct access to the garden, ideal for outdoor lunches and exclusive receptions. An elegant guest bathroom completes the floor.

On the first floor are three generous bedrooms, including a master bedroom with a private terrace and unobstructed views of the surrounding mountains. Between the ground and first floors, a magnificent bathroom, fully clad in Carrara marble, adds an extra element of prestige to the property.

On the second floor there are two more bedrooms, each with an en suite bathroom with shower, reached via a suggestive internal staircase designed to ensure comfort and independence.

The property is completed by a private parking space for four cars, an automatic gate, efficient central heating and a private well with pump, a rare and very valuable feature.

The villa is currently occupied by the owners and can be delivered fully furnished upon request. It is an exclusive property with lots of charm, ideal as a main residence, representative home or refined holiday home.

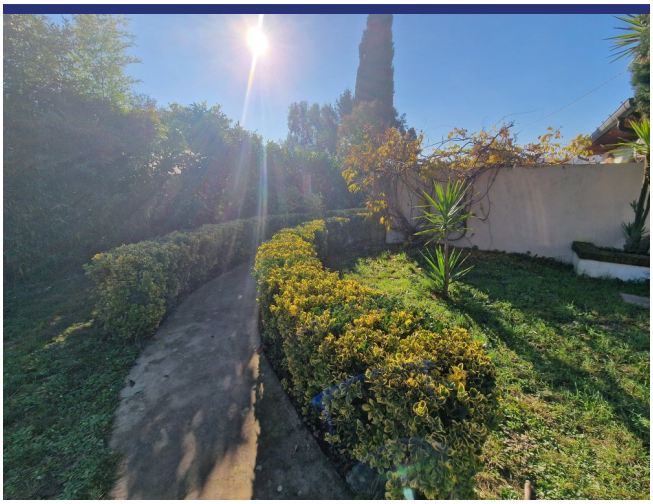
Pictures



































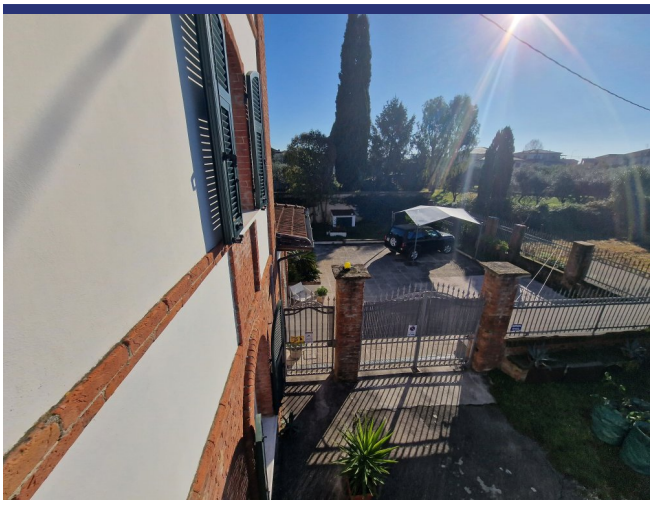




































































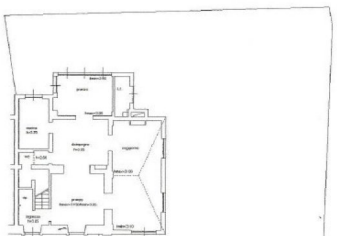




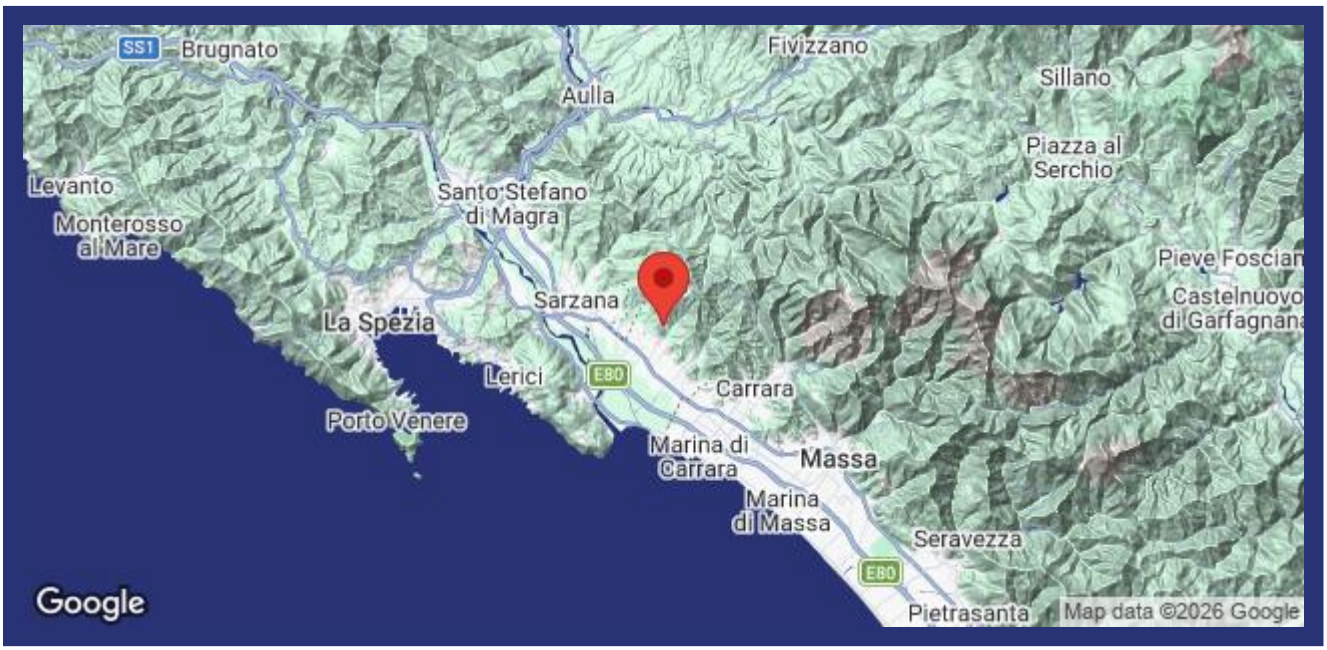


PIANO PRIMO

PIANO TERRA



Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6407
- Villa/Farmhouse
- Panoramic View
- 15 km to Sea
- Garden
- Central Heating
- Garage: Parking Space
- Pool: To be realised
- Asking Price: € 650.000

- Floorspace: 322 m^2
- SQM Plot: 700 m^2
- Bedrooms: 14
- Bathrooms: 3
- Rental Potential: Good
- Condition of the Property: Unknown
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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