

# *Rolling Hills*

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CHARMING ESTATES



Ref: BRK-003

Liguria - La Spezia - La Spezia

PRICE: 1.700.000,00

Rolling Hills Italy  
Via Dell'Opio Nel Corso 62 - Montepulciano  
[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)

## GENERAL INFORMATION

Surface: 475.00 Mq

Bedrooms: 9

Bathrooms: 9

Swimming-pool: 1

Land: 0.35 ha

For sale gorgeous villa with sea view and pool in Liguria. The house has 9 bedrooms, 9 bathrooms and a beautiful garden.

An immaculately presented recently-built detached villa with swimming pool and spectacular sea views, ideally located in the hills facing the renowned Ligurian coastline, only 10 mins drive from local beaches.

This beautiful property was designed and built in 2007 with great attention to details by its current owners, it is meticulously maintained throughout.

It is easily reachable by car and boasts a large private parking area where you can park 8 cars.

It occupies a commanding panoramic position with breathtaking views across the Gulf of La Spezia, only 10 mins from the picturesque villages of Lerici and Tellaro and 3 km from local amenities.

This unique residence features top quality plants and utilities installations including underfloor heating system powered by geothermic pump, solar panels, photovoltaic panels, air conditioning, automatic irrigation system, burglar alarm, video surveillance system / camera and outdoor lighting.

The property modern technology has been perfectly combined with a tasteful interior design and elegant decorations, in particular, a great attention has been paid to both internal and external walls painting.

Outside it is surrounded by fenced landscaped garden extending up to 3.500 sq m (almost one acre) planted with beautiful flowers and trees typical of Mediterranean areas including lemon, orange trees and olive grove.

The garden is terraced and has been built according to an old technique using local stones, you will enjoy walking through it while admiring its wonderful flowers and dramatic sea views.

Inside it offers large, beautifully proportioned accommodation arranged on two levels extending up to 500 sq m comprising 3 apartments, each one has its own entrance and exclusive outside space.

Two flats are currently being used by the owners while the third area of the villa is currently being rented as B&B.

It features 9 bedrooms and 9 bathrooms, in addition to well-equipped kitchens, various living and sitting rooms, functional utility room including cantina room (cellar).

Every room has fine views either overlooking the sea or with panoramic vistas over the surrounding gardens.

There are three large terraces on the first floor with sea views and a lovely pergola on the ground level that offers a great outside space where having "al-fresco" dining with family and friends or just relaxing under the sun. Thanks to its panoramic convenient location, its sizable immaculately presented accommodation, its extraordinary gardens and auxiliary courtyards, this property offers a great investment potential for those seeking a luxury home or a B&B business providing substantial income.

### Position

This wonderful private villa occupies a commanding panoramic location, amid the hills facing the Gulf of La Spezia, only 5 mins' drive from local amenities and 10 mins from the beach and the picturesque villages of Lerici and Tellaro.

The property is ideally located to visit Cinque Terre as well as Portovenere both easily reachable by car or by train.

For those who use to travel the international airports of Pisa and Genoa are both approx 90 km away easily reachable within an hour.





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