

## Villa for sale in Imperia

### € 1.950.000

### Ref. 6V72



**421 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 15**

Villa "Rosa" is for sale: an extraordinary property with breathtaking sea views in Imperia.

Located on the very first hill of Imperia, just a short distance from the city center, this charming historic villa dates back to the 18th century when it was originally built as an elegant hunting lodge and later converted into a prestigious residence around 1950.

Villa "Rosa" is one of the most beautiful and iconic homes in Imperia, showcasing its prestige right from the elegant and imposing entrance avenue lined with maritime pines. This avenue leads to the villa, which is surrounded by a park filled with typical Mediterranean vegetation, including pines, palms, Cycas, and olive trees, ensuring absolute privacy and tranquility.

The villa extends over two floors: on the ground floor, there is a spacious living room of approximately 80 sqm, adorned with vaulted ceilings and illuminated by large French doors that open onto the sea, providing access to a stunning and spacious terrace. The kitchen, featuring large windows, opens onto a covered terrace-ideal for romantic evening dinners while admiring a breathtaking view. A convenient pantry and a bathroom complete this floor.

A magnificent marble staircase stands in the central part of Villa "Rosa," adding a timeless charm to the space and leading

to the first floor, dedicated to the sleeping area. Here, you will find three large and bright bedrooms, all with fine wooden flooring. The master bedroom includes a private bathroom and a walk-in closet. All rooms offer a magnificent sea view. This floor is completed by an additional bathroom and a study.

The lateral wing of Villa "Rosa" includes three additional rooms: a sauna, a laundry room, and a bedroom with a private bathroom. From here, you can access a terrace of about 200 sqm and the staircase leading to the kitchen, pantry, and cellar.

Two garages and several parking spaces complete this amazing property.

Imperia is one of the best place in West Liguria famous for the lovely mild climate and for the food and wine tradition. Well positioned on the coastal line, it is possible to enjoy its historical part, the "Parasio" and to enjoy the fine boutiques in the center of Oneglia, the Eastern part of the city. Imperia is also perfectly connected with the airports of Nice and Genova, both in one hour driving.

## Features

Floor: Ground Floor	Heating: Independent
Parking: Uncovered	Balconies: Present
Terrace: Present, 300 sq.m.	Garden: Private, 3.000 sq.m.
Garage: Double	Cellar : 10 ☐
Air-Conditioning	Sea View
Distance from the sea : 700 mt	

## Nearby

Gyms	Tennis Courts
Bike Lanes	Playgrounds
Public Transport	Cafe
Post Office / Bank	