LiguriaHomes Casamare Imperia
Piazza De Amicis 15 - 18100 Imperia (IM)
+39 0183 299142

# Apartment for sale in Imperia
# € 1.450.000
## Ref. 6Q58




### 279 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 12

Historic apartment with private Garden and Sea views in the Heart of Imperia, Italian Riviera.

Set within an elegant late nineteenth century villa, this exceptional apartment occupies the two lower levels of one of Imperia's most distinctive historic residences. Rarely does a property of such character, authenticity and prestige become available in the heart of the Italian Riviera.

Combining the grandeur of a period villa with the comfort and convenience of modern living, this unique residence offers an atmosphere that is increasingly difficult to find in today's market. Original architectural details have been beautifully preserved, including olive wood parquet flooring in the bedrooms, exposed brick ceilings, natural stone features and fine wooden elements that reflect the property's rich heritage.

The main floor features an impressive double reception room designed for entertaining, a kitchen, three bedrooms and three bathrooms. High ceilings and large windows fill the interiors with natural light, enhancing the sense of elegance and space throughout the home.

On the lower level, a grand entrance hall leads to a remarkable living and entertainment area with spectacular exposed brick ceilings. This extraordinary space is ideal as a private lounge, wine tasting room, media room or convivial gathering

area for family and friends. A pantry, cellar, laundry room and additional bathroom complete this level.

Outside, the private garden and generous terraces create a seamless connection between indoor and outdoor living. The sea views and Mediterranean setting provide the perfect backdrop for relaxation, dining and entertaining throughout the year.

One of the property's most valuable features is its exceptional location. Despite its peaceful and private setting, the villa is located in the very centre of Imperia. Beaches, the marina, excellent restaurants, charming cafés, boutiques and everyday services are all within easy walking distance. This rare combination of privacy, sea views and true walkability is highly sought after on the Italian Riviera.

Adding further value is a private street level garage, an exceptionally rare asset in the historic centre and one of the most desirable features for property buyers in Imperia.

More than simply a home, this is a unique opportunity to own a piece of Ligurian history, perfectly positioned between the sea, the city and the timeless charm of a historic Italian villa.

## Certification

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|---|---|
| **Energy Class**: G | **EPglnr**: 101.20 kwh/□ |

## Features

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|---|---|
| Total sq.m.: 279 sq.m. | Bedrooms: 3 |
| Bathrooms: 3 | Rooms: 12 |
| Floor: Mezzanine | Heating: Independent |
| Balconies: Present | Terrace: Present |
| Garden: Private, 400 sq.m. | Garage: Double, 37 sq.m. |
| Closet | Cellar |
| Sea View | Distance from the sea : 140 mt |

## Nearby

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|---|---|
| Gyms | Tennis Courts |
| Bike Lanes | Playgrounds |
| Train Station | Public Transport |
| Primary Schools | Secondary Schools |
| Bar / Restaurant | Post Office / Bank |

















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