

## Villa for Sale in Imperia Oneglia Cascine Ref. V425 - € 870.000



**220 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5**

Villa Sole - Ametis Real Estate Agency offers for sale this sea-view villa located in the highest part of the prestigious Cascine di Imperia residential area. It enjoys a southwest exposure, ensuring natural light throughout the day, both summer and winter, and unobstructed panoramic views of the city and the sea. Just a few minutes' drive from the center of Imperia Oneglia (4 km) and 900 meters from Diano Gorleri, a hamlet of Diano Marina, Villa Sole offers comfort and privacy with terraced outdoor spaces overlooking the sea and gardens on several levels, nestled in the tranquility of Liguria's most beautiful setting.

The two-story home, totaling 220 square meters, offers a functional interior layout and high-quality finishes. The ground floor features a welcoming living area: a large, bright living room with a fireplace and dining area, an eat-in kitchen with direct access to the porch, a mosaic-tiled bathroom, and a storage/laundry room. An elegant internal travertine staircase leads to the first floor: here, a hallway leads to three spacious double bedrooms and a travertine-tiled bathroom. This floor also has independent access from the garden and is surrounded by large terraces.

The external double garage (48 sq m) is equipped with an electric shutter and has pedestrian access directly from the property's internal driveway, where additional vehicles can be parked. The meticulously maintained garden, spanning approximately 1,000 sq m, is spread across various areas on different levels. It is rich in plants and trees, including an orchard, aromatic herbs, and flowers. It is ideal for outdoor recreation and relaxation, and could even accommodate a swimming pool.

The property is completely fenced and has access via a motorized gate, pedestrian access, and the garage.

The entire property is well-kept and maintained in excellent condition, ready to welcome its new owners!  
High-quality materials were chosen to create this splendid home: travertine and mosaic bathrooms, large-format tiles for the ground-floor floors, and fine Doussiè parquet on the first floor. The exterior windows and doors are wooden with double glazing and mosquito nets, and the shutters are aluminum.

The electrical system is up to standard; the villa recently underwent an energy efficiency upgrade, bringing it to Energy Class C (which now falls within the Green Category Class if a portion of financing is required, with favorable incentives). This includes the installation of 6kW photovoltaic panels and a latest-generation hybrid heating system (gas and electricity). A perimeter alarm system (including external alarm) is also available.

The bus stop is 750 meters from the house, both for Imperia Oneglia center and for reaching the center of Diano Marina, passing through the hamlets of Diano Gorleri, Diano Serreta, and Diano Calderina.

Come see Villa Sole and discover your new life where the sunsets between the sky and the sea will leave you speechless.

Ametis Agency since 1929 - Tel. +39 0183 710294 - info@ametis.it - Cell. and WhatsApp +39 370 3506681.  
This announcement is for informational purposes only and does not constitute a contractual element.

## Property Informations

**Address:** Zona Cascine

**Zip Code:** 18100

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 5

**State of Preservation:** Excellent

**Level:** On two-levels

**Total Floor:** 2

**Parking:** Uncovered Parking

**Balconies:** Present

**Terrace:** Present

**Garden:** Private, 900 sq.m

**Sea Distance:** 3.500 meter

**Kitchen:** Regular Kitchen

**Box:** Double, 57 sq.m

## Features

Terrace

Closet

Fireplace

Air-Conditioned

Parquet

Wiring: By Law

Wooden Window Frames

Shutters

Sea View



















