Agenzia Ametis Ettore dal 1929
Via Belgrano 4 - 18100 Imperia
Phone number +39 0183 710294

Villa for Sale in Imperia
Oneglia periferia
Ref. V575 - € 575.000



312 sq.m | Bathrooms: 6 | Bedrooms: 4 | Rooms: 9

Elegant Manor House - Near the historic Ligurian village of Costa D'Oneglia, Ettore Ametis Real Estate Agency has been offering this welcoming residence since 1929. Nestled in the tranquility of olive groves, just 4.5 km from the beaches, it boasts sweeping views of the Sanctuary of Nostra Signora del Carmine and the hills stretching to the sea. Generous spaces, terraces, and outdoor spaces with surrounding land offer excellent southern exposure, with the possibility of creating a swimming pool and even a small riding stable or farm. This is the perfect solution, where every family member can find their ideal space and realize a new life project, a peaceful getaway in touch with nature.

The semi-detached villa offers a spacious living area of 312m2 spread over three levels, surrounded by a 5,800m2 garden with 170 centuries-old olive trees.
The ground floor comprises a hallway, a living room with a large window, a fireplace, and a porch, a kitchen, a bedroom, two bathrooms, a laundry room, an ironing room, and a storage room. The first floor comprises a spacious living room with a panoramic window, a large porch with a barbecue and a terrace, a kitchen, a bedroom with an ensuite bathroom, and a toilet. The second floor, an attic, comprises a living room with a kitchenette, a hallway, two bedrooms, and a bathroom. The 80-square-meter basement comprises a large storage room, a cellar, a boiler room, and a bathroom, as well as an adjacent 56-square-meter garage. The villa is equipped with heating on all floors, and seven split air conditioning units with heat pumps have been installed. The garden has several pedestrian and driveway accesses, allowing for separate access to the various levels.

This elegant manor house combines the warmth of Florentine terracotta, used both inside and out, with sophisticated, modern architectural details: large, bright windows, welcoming porches, and spacious terraces blend seamlessly with the surrounding landscape, giving the villa a unique character and personality: ready to be reborn and host a new story.

The villa is surrounded by a large, well-kept flat garden featuring over 170 centuries-old olive trees, some of which are irrigated (which have yielded up to 700 kg of oil per year), ideal for those who want to produce their own extra virgin olive oil or simply enjoy Liguria's pristine nature.
Access by car is possible with a small car from the town center or, for larger vehicles, from another road that connects to State Road 28; the public parking lot is approximately 250 meters away.

Costa D'Oneglia is also famous for being the birthplace of the family of General Manuel Belgrano, creator of the Argentine flag. During the summer, a "white night" is held, featuring parades dedicated to Argentine culture and tango, with numerous musical groups livening up the party until late, complemented by street food stalls and photography and art exhibitions. The heart of the village, in the main square, hosts a welcoming bar open year-round, a perfect meeting place, both in the summer and beyond.

Imperia boasts an extraordinarily mild climate, voted the best in Italy several times in the last ten years by iLMeteo.it and Corriere della Sera: unbeatable for its lack of peaks, mild winters, cool summers, and no fog. Its proximity to beaches and charming villages, combined with the endless opportunities for water sports like windsurfing, stand-up paddleboarding, and kitesurfing, as well as outdoor activities like hiking, mountain biking, and relaxing rides along the splendid new cycle path overlooking the sea, make this property the ideal choice for a new chapter in your life, immersed in the most beautiful Liguria!

Contact us for an in-person visit, and your dream could become reality... for real!

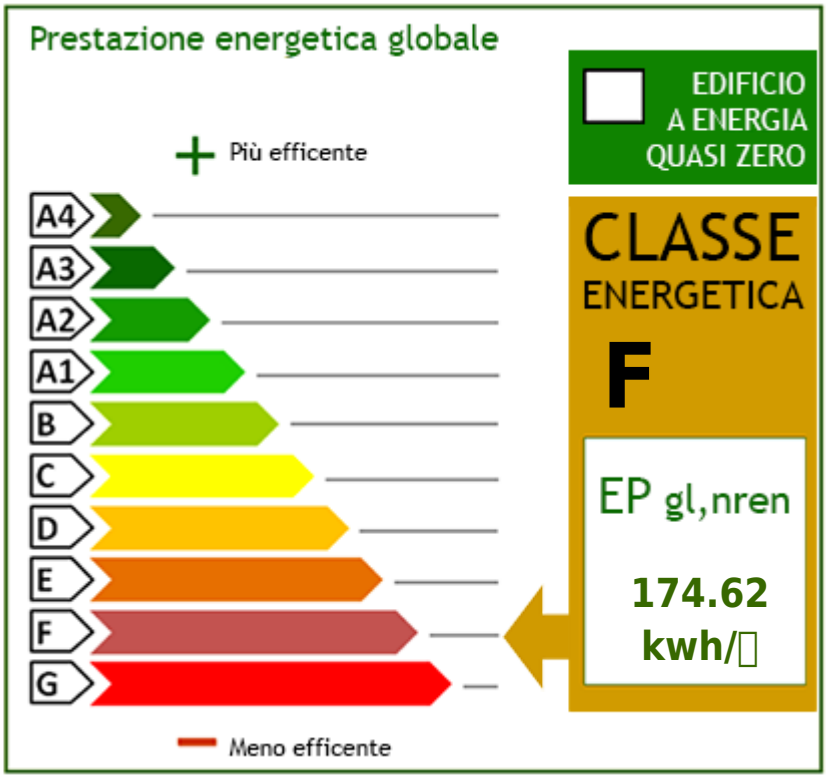
Ametis Agency since 1929 Tel. +39 0183 710294 - info@ametis.it - Cell. and WhatsApp +39 370 3506681.
This announcement is for informational purposes only and does not constitute a contractual element.

Property Informations

Address: Costa D'Oneglia	**Zip Code**: 18100
Bedrooms: 4	**Bathrooms**: 6
Rooms: 9	**Level**: Ground Floor
Parking: Uncovered Parking	**Balconies**: Present
Terrace: Present	**Garden**: Private
Sea Distance: 4.500 meter	**Kitchen**: Regular Kitchen
Box: Double, 56 sq.m	

Features

Terrace	Closet	Cellar
Air-Conditioned	Sea View	


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
F
EP gl,nren
174.62 kwh/
Meno efficente

















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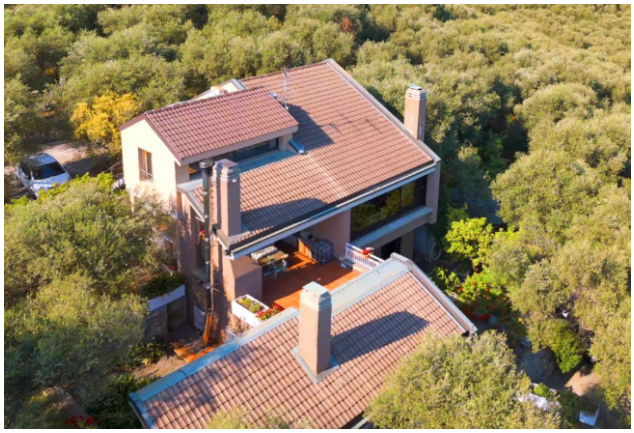









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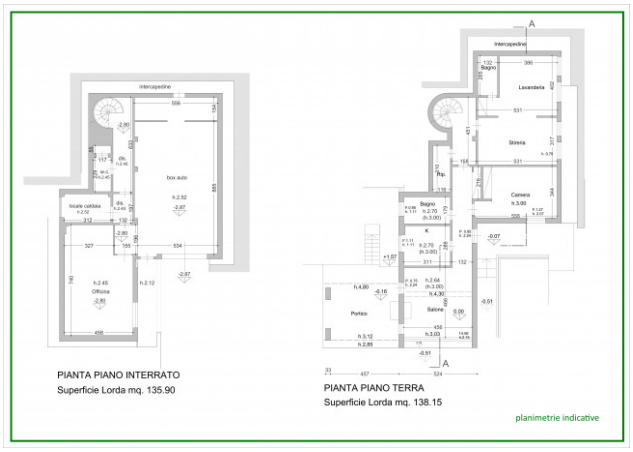

PIANTA PIANO INTERRATO
Superficie Lorda mq. 135.90

PIANTA PIANO TERRA
Superficie Lorda mq. 138.15

planimetrie indicative



PIANTA PIANO PRIMO
Superficie Lorda mq. 97.75

PIANTA PIANO SOTTOTETTO
Superficie Lorda mq. 76.00

planimetrie indicative

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