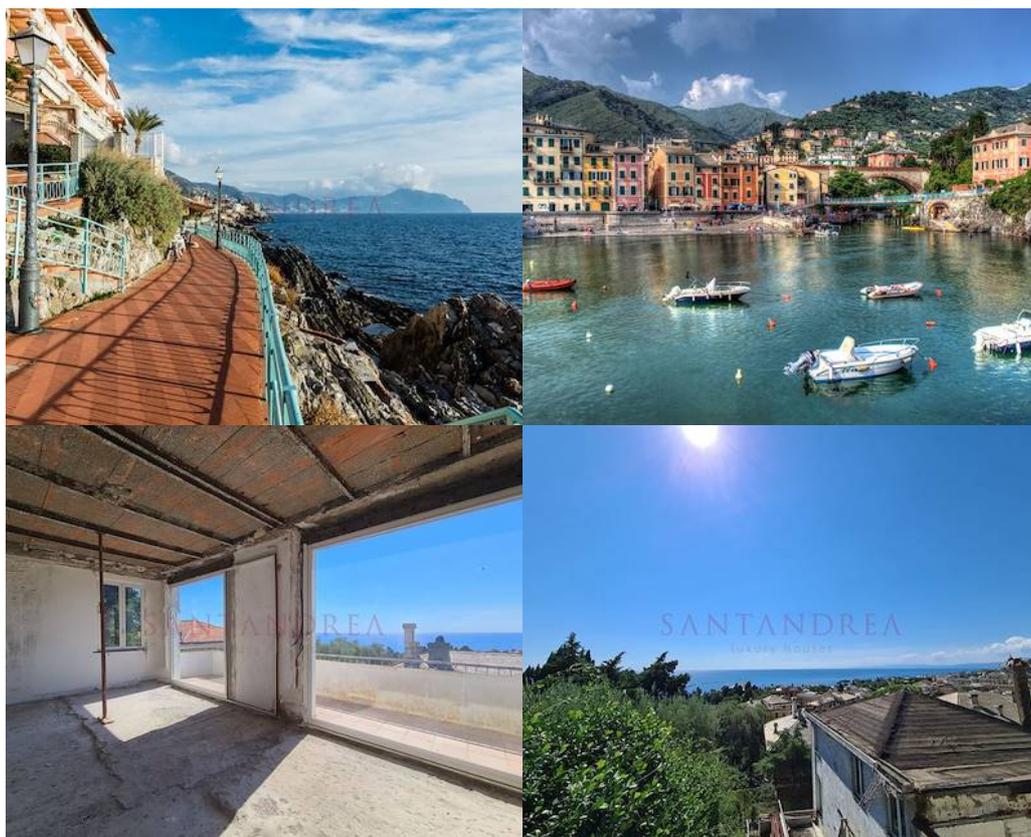


# SANTANDREA

luxury houses



AGENCY  
Genova

VIA  
Via XX settembre ,28

TEL. 010 55.30.233

RIF: 1439150

PRICE: PRIVATE  
NEGOTIATION

SURFACE: 300  
SQUARE METRES

## Villa 300.00 square metres in Genova

NERVI, VIA DONATO SOMMA - In a strategic position completely facing the sea we offer for sale this unique villa of about 300 square meters with multiple opportunities to enjoy the outdoor spaces. It consists of a comfortable private entrance and a garden of about 600 square meters including a large swimming pool and a comfortable relaxation area that can be used as a gym or where you can build a small spa. Currently the villa is unfinished but with the possibility of being customized also through an existing project but susceptible to changes according to your needs. The property includes 4 parking spaces reachable by lift connected to the floor. There is also the possibility of dividing the entire villa into 2 units. \*\*\* Location \*\*\* Nervi is a historic and charming seaside village characterized by vibrant houses and romantic restaurants offering seafood specialties. Nervi is located in the easternmost part of Genoa, overlooking a cliff along which a charming and romantic walk, named after Anita Garibaldi, with bars and ice cream parlors that leads to the beach of Capolungo. The most elegant green living room in Genoa is located right here and is known as "Parks of Nervi" which houses a hundred botanical species and historic villas. \*\*\* Services \*\*\* Given its privileged position, the villa enjoys the proximity to all means of transport and services including very important the railway station of Nervi, the bars, restaurants, the many shops, the supermarkets and finally benefits from the proximity to the sea and its beaches.

Floor	Not Specified
<b>Number of rooms</b>	15
<b>Number of bedrooms</b>	4
<b>Number of baths</b>	5
<b>Number of terraces</b>	1
<b>Concierge</b>	No
<b>Elevator / Lift</b>	Yes
<b>Garden</b>	Privato
<b>Swimming pool</b>	Privata
<b>Air-conditioning</b>	Not specified
<b>Year renovated</b>	2020