

## Villa for sale in Ospedaletti

### € 2.500.000

### Ref. 1V18



**382 sq.m. | Bathrooms: 5 | Bedrooms: 3 | Rooms: 7**

Panoramic villa with infinity pool and sea view for sale in Ospedaletti

Located on the first hill of Ospedaletti, this refined recently built villa enjoys a beautiful panoramic sea view and offers a perfect balance of elegance, comfort and privacy.

The location is particularly convenient, with easy access to the town centre, amenities and the sea, making the property ideal both as a main residence and as a prestigious holiday home on the Ligurian Riviera.

The villa is arranged over three well organised levels. On the garden floor, there is a spacious and bright living area with guest bathroom, a kitchen with dining area and a practical pantry, spaces designed to enjoy the home in a comfortable and convivial atmosphere.

On the upper floor, the sleeping area includes a master bedroom with walk in wardrobe and en suite bathroom, as well as two further double bedrooms, both with private bathrooms. The layout ensures comfort and privacy, making the villa particularly suitable for families looking for independent and functional spaces.

On the lower ground floor, with independent entrance, there is a large studio apartment with bathroom, laundry room and



pergola covered terrace, an ideal solution for guests, staff accommodation or for creating an independent area dedicated to relaxation.

The property is completed by a large 123 m<sup>2</sup> garage, directly connected to the house, a rare and particularly valuable feature for a villa on the Riviera.

The outdoor spaces are one of the main strengths of the property: large panoramic terraces, a barbecue area, a well maintained garden with trees and Mediterranean vegetation, as well as a infinity pool overlooking the sea.

An ideal solution for those looking to buy a villa with swimming pool and sea view in Liguria, in a quiet and private position, just a short distance from the centre of Ospedaletti and the sea and at only 45 minutes from Nice International Airport.

## Certification

**Energy Class:** E

**EPgInr:** 90.52 kwh/□

## Features

Floor: Multi-Storey

Heating: Independent

Terrace: Present, 150 sq.m.

Garden: Private, 400 sq.m.

Garage: Quadruple, 123 sq.m.

Air-Conditioned

Sea View

Distance from the sea : 600 mt

Swimming pool

## Nearby

Gyms

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Bar / Restaurant

Post Office / Bank

