



COLDWELL BANKER
HOUSE & PRESTIGE

Coldwell Banker House & Prestige
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Villa for Sell in Sanremo

📍 VIA PADRE SEMERIA, Imperia, 18038 (IM)

2.450.000€



Contact info



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Description

VILLA WITH SWIMMING POOL, 3,000 SQ M OF LAND AND PANORAMIC VIEWS OVER SANREMO

Located in Sanremo, on Via Padre Semeria, in a peaceful and private setting just approximately five minutes from the city centre and conveniently positioned for easy access to the motorway, we offer for sale a substantial detached villa surrounded by greenery and distinguished by generous spaces and exceptional panoramic views over the city.

The property is set within approximately **3,000 sq m of private grounds** and features a **private swimming pool of approximately 35 sq m**, extensive outdoor areas and an exceptionally versatile layout, making it ideal both as a prestigious private residence and as an attractive investment opportunity.

The ground floor accommodates **three independent units**, entirely separate from the main residence.

The first unit, measuring approximately **90 sq m**, comprises a spacious living area with kitchenette, one bedroom, a bathroom and a large walk-in wardrobe.

The second unit, of approximately **40 sq m**, includes a living room, bedroom and bathroom, while the third, measuring approximately **30 sq m**, features an attractive glazed entrance opening onto the living area, as well as a bathroom.

This configuration represents a significant added value, offering the possibility of using the three independent units for guest accommodation or year-round rentals while maintaining complete privacy and independence for the main residence.

An internal staircase leads to the first floor, entirely dedicated to the **principal residence**.

The entrance opens onto a spacious and bright living room with an open-plan kitchen, designed to create a seamless connection between the interiors and the outdoor spaces. The living area opens directly onto a large patio overlooking the garden, complete with a barbecue area and sun terrace, ideal for enjoying outdoor living throughout much of the year.

The sleeping area is located on the same floor and comprises **three bedrooms**, a large walk-in wardrobe and **two bathrooms**. Two of the bedrooms also benefit from direct access to the terrace.

One of the villa's most distinctive features is its **panoramic view over Sanremo**. From the property, the eye extends across the city and surrounding landscape, creating an impressive and far-reaching outlook.

Outside, approximately 3,000 sq m of land together with the private swimming pool create a secluded and peaceful setting that can be enjoyed throughout the year, enhanced by the mild climate of the Italian Riviera.

The property is completed by a **storage area of approximately 90 sq m**, **10 parking spaces**, air conditioning and a video surveillance system.

An exceptionally versatile property, perfect for those seeking generous spaces, independence and privacy within a few minutes of central Sanremo, while also offering considerable investment potential thanks to its three self-contained units.

A property designed to be enjoyed, shared and enhanced, where privacy, generous spaces and privileged views over Sanremo come together in a truly distinctive setting.

Details



Property ID: CBI198-3067-40



Surface: 300.00 m²



Rooms: 10



Bathrooms: 5



Energy Class: D



Bedrooms: 5

Property Features



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **300.00 m²**



Rooms: **10**



Bedrooms: **5**



Bathrooms: **5**



Kitchen: **Habitable**



Shower: **Yes**



Parking space: **Uncovered**



Garage: **Double**



Garden: **Private,**



Swimming pool: **Yes**



Terrace: **Present**



Parquet : **Yes**

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images











