

**Villa
Varazze
€ 830.000 negotiable
Ref. VAD418**



262 sq.m | : 2 | : 5 | : 6

"Roccia sul Mare" (ref.VAD418) is the independent villa for sale in Varazze, just 450 meters from the beach.

To the west of Varazze, in a quiet area and just 450 metres from the sea, stands a villa that does not go unnoticed. Roccia sul Mare is the name that best describes this villa built on a natural rock face, in a suggestive and bright position, exposed to the south and east.

The property is spread over three levels, with well-distributed outdoor spaces and terraces that invite you to enjoy the open air in every season.

On the ground floor, a large living room, a spacious eat-in kitchen, a bathroom and a small outdoor space connected to the hallway between the living area and the bathroom.
On the same level, there is also a double garage, very convenient in this part of the city.

On the first floor, connected by an elegant internal staircase, there is the sleeping area: three bedrooms and a second bathroom with a hydromassage tub.

The top level is the real surprise: a versatile space, perfect as a study, relaxation room or fourth bedroom, which opens onto two panoramic terraces and a private pergola, from which you can enjoy a sea view that changes color with the hours of the day.

Outside, there are several corners to live in: spaces that overlook the rock and the light, where you can read, have lunch or simply breathe.

An independent house, a stone's throw from the sea, designed for those looking for a stable, bright place with character.
For more information and to visit this villa for sale in Varazze contact the Agency, we are open from Monday to Sunday morning (Wednesday is a day of rest).

Property Informations

---> **Indirizzo** <---: via Pampaliano

---> **CAP** <---: 17019

---> **camere** <---: 5

---> **bagni** <---: 2

---> **Locali** <---: 6

---> **stato_conservazione** <---: Good















