

**Villa  
Casanova  
€ 490.000 negotiable  
Ref. VAD431**



**204 sq.m | : 2 | : 4 | : 8**

In Varazze, the scent of the Ligurian countryside just a few minutes from the sea is at Villa Roverella (Ref.VAD431).

Just minutes from the center of Varazze, in the tranquil greenery of the Casanova hamlet, stands Villa Roverella, a detached home that combines the charm of old Ligurian homes with the pleasure of living surrounded by nature.

Featuring a private garden and a large plot of land with an irrigated orchard of approximately 2,300 square meters, the villa is spread over two levels, offering generous and well-distributed spaces, with lovely glimpses of the sea.

The property is in need of renovation, allowing you to redesign each space to suit your taste, transforming it into a modern residence or a welcoming B&B with an authentic character.

On the ground floor, the entrance opens onto a large and bright living room, where light filters in from the windows overlooking the greenery.

Following this, an eat-in kitchen, ideal for everyday life and convivial moments, and a service bathroom.

On the same level, functional spaces such as a storage room, cellar and pantry, connected internally, add practicality and versatility.

The internal staircase leads to the upper floor, which houses the sleeping area: three bedrooms, a large study perfect as a relaxation room or workspace, and a second bathroom.

A panoramic balcony runs along the façade, offering glimpses of the hills and sea that change with the light of the seasons.

Outside, the garden surrounds the house on two sides, offering an ideal place to create relaxation areas, a barbecue area, or simply to enjoy the quiet of the Ligurian countryside.

The property includes three garages – measuring 32, 45, and 10 square meters respectively – an external volume registered as a warehouse of 44 square meters, perfect as a workshop or small outbuilding, and the aforementioned irrigated orchard.

Villa Roverella is a house with a true soul, waiting to be renovated so it can once again tell stories of family, hospitality, and outdoor living-just minutes from the sea and the center of Varazze.

For more information and to visit this Villa for sale in Varazze, contact Cingolani Daniela Real Estate (Tel 0194509025 - Cell 3470012531), we are open from Monday to Sunday morning (closed on Wednesday).

## Certification

: G

## Property Informations

---> **Indirizzo** <---: via Nuova Casanova

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

---> **camere** <---: 4

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

---> **Locali** <---: 8

---> **stato\_conservazione** <---: To be restructured















PIANO TERRA



PIANO PRIMO

