

Lerici

# Historic Villa with Sea View and Garden in Lerici - 1400 sqm of Luxury and Art

Property ID: IT252942393



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**PURCHASE PRICE: 5.800.000 EUR**

Property ID: IT252942393 - 19032 Lerici

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## At a glance

|                      |                            |
|----------------------|----------------------------|
| Property ID          | IT252942393                |
| Year of construction | 1800                       |
| Type of parking      | 10 x Outdoor parking space |

|                |                          |
|----------------|--------------------------|
| Purchase Price | 5.800.000 EUR            |
| Commission     | subject to commission    |
| Total Space    | ca. 1.400 m <sup>2</sup> |
| Equipment      | Terrace, Fireplace       |

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## The property



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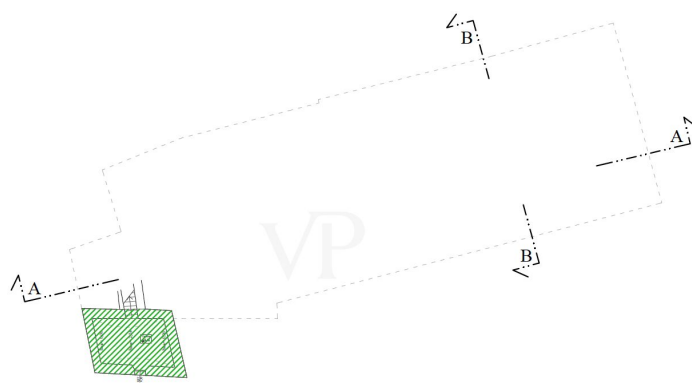
RIEPILOGO :

SUPERFICIE LORDA :

| LIVELLO              | SUPERFICIE |
|----------------------|------------|
| PIANO 2° SOTTOSTRADA | 24.75 mq   |
| PIANO 1° SOTTOSTRADA | 180.85 mq  |
| PIANO TERRA          | 368.15 mq  |
| PIANO RIALZATO       | 153.55 mq  |
| PIANO PRIMO          | 320.15 mq  |
| PIANO SECONDO        | 166.00 mq  |
| PORTICATO            | 56.70 mq   |
| TERRAZZA             | 75.15 mq   |
| <b>TOTALE</b>        | 1345.30 mq |

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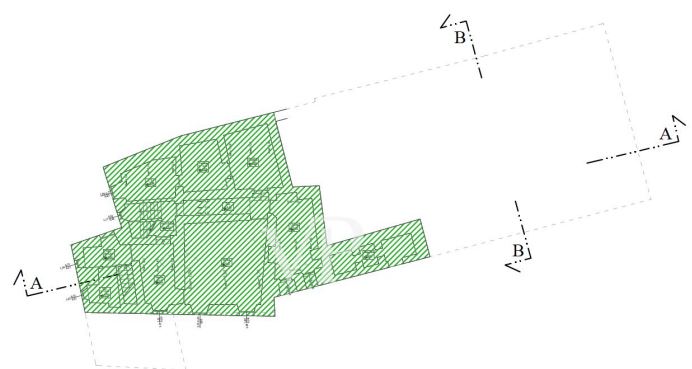
## Floor plans



Piano 2° Seminterrato

SCALA 1:200

 Sup. = 24.75 mq



Piano 1° Seminterrato

SCALA 1:200

 Sup. = 180.85 mq



Piano Terra  
SCALA 1:200



Sup. = 368.15 mq



Sup. = 56.70 mq



Piano Rialzato  
SCALA 1:200



Sup. = 153,55 mq

**Piano Primo**

SCALA 1:200



Sup. = 320.15 mq



Sup. = 75.15 mq

**Piano 2° - sottotetto**

SCALA 1:200



Sup. = 166.00 mq

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Located in one of the most fascinating areas of Liguria, this prestigious villa from the 1800s represents a true historical and architectural jewel. With a total area of about 1,400 square meters, the complex consists of a main aristocratic building and an adjacent secondary building, connected internally, offering ample space and great flexibility in the management of the rooms.

On the main floor, a frescoed hall of considerable artistic significance stands out, capturing the elegance and charm typical of the period. The garden, developed on several levels, opens in a scenic declination towards the sea, providing unforgettable views and an exclusive atmosphere.

A preliminary feasibility opinion allows the construction of a swimming pool in the flat area and a basement volume next to the secondary building, ideal for a ten-car garage, with the possibility of extension.

The complex needs a complete restoration, estimated at around 3 million euros, including the attic floor to be restored in its entirety, the renovation of fixtures and main systems. The other floors can be restored and customized according to the architectural design chosen by the future owner.

This villa represents a unique opportunity for those who wish to combine history, art and sea views in an exclusive and prestigious property.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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