

Hamptons

INTERNATIONAL



via Anfossi, Pompeiana, Liguria

4 🏠 5 🚗 12 📧

£1,310,000

(€1,500,000)

Property details



Key features

- **Sea view**
- **Historic charm**
- **High energy efficiency**
- **Renovated**
- **Close to all amenities**

Attributes

- 🌿 **Olive grove**
- 🌊 **Sea views**
- 🅅 **Private parking**
- 🌳 **Garden**
- 🛠️ **Refurbished**

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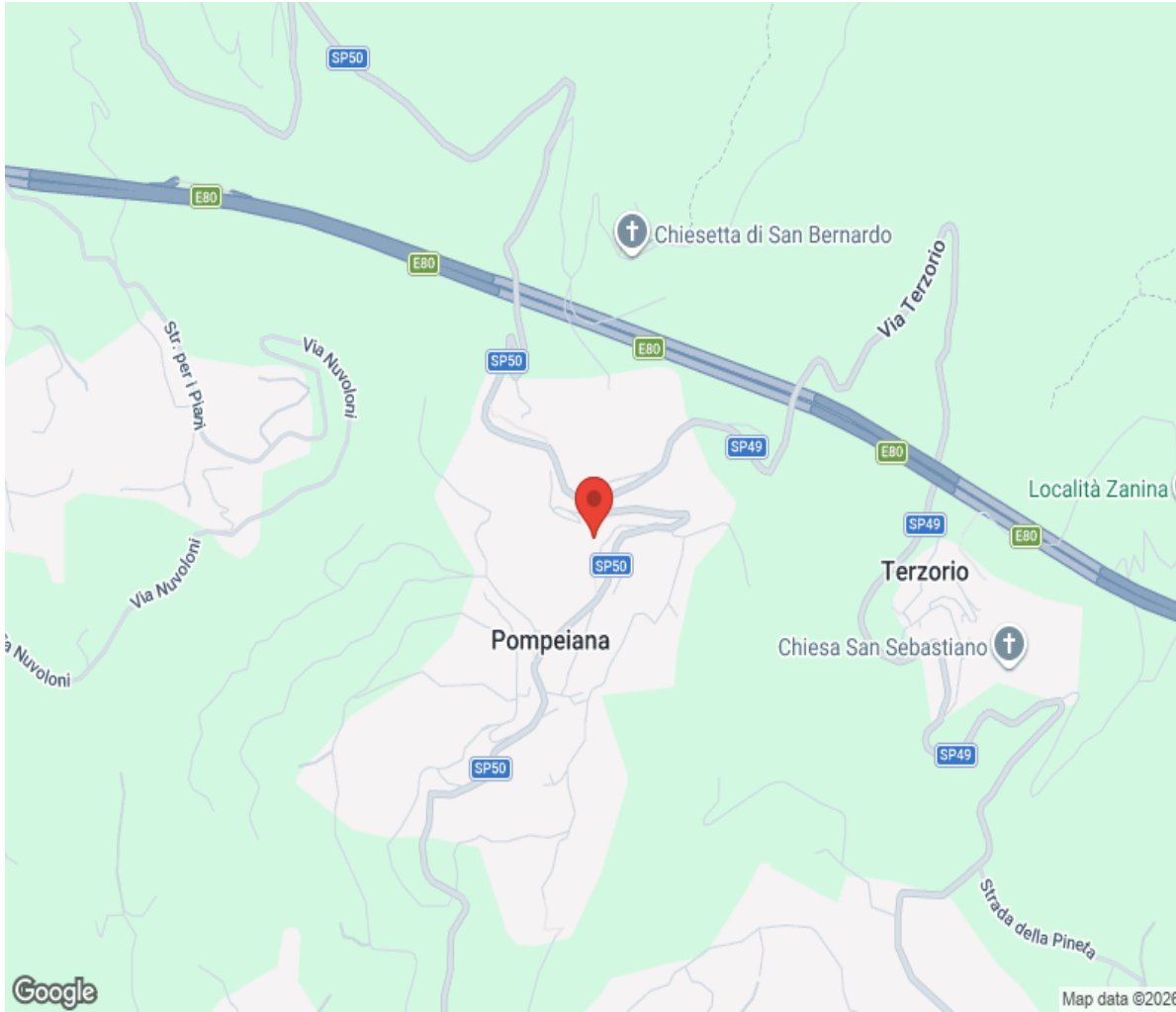
Description

Pompeiana is a village in the immediate countryside, about 4 km from the coast and the sandy beaches. Full of typical little restaurants and with all the necessary amenities. Historic sea view villa for sale in Pompeiana. In the heart of western Liguria, nestled among the narrow streets of a 13th century village, Villa Magnolia is a historic residence dated back to 1880 that has been completely renovated. The property maintains the charm of its original architecture thanks to the restoration of historic elements and the use of high-quality materials, combined with modern technologies designed for contemporary comfort. The inside is elegant and spacious, perfect both as a private home and as a ready to operate boutique hotel. The villa has four bedrooms, three with en-suite bathrooms, for a total of five bathrooms, two kitchens, and three elegant living rooms that let you live and host guests in total privacy. Spacious, bright, and seamlessly connected spaces stand out thanks to the perfect blend of the charming touches of the past and modern interior design solutions. Villa Magnolia, for sale in Pompeiana, also stands out for its high energy efficiency. The rooftop features two solar systems that serve the property. A photovoltaic system with a wall box for charging electric vehicles is installed above the three parking spaces, ensuring sustainability and reduced operating costs. Outside, the property is surrounded by a beautifully maintained Mediterranean garden equipped with a complete irrigation system serving the lawn, orchard, citrus grove, olive trees and ornamental plants along the wooden fence. The mild Ligurian climate allows you to enjoy outdoor living for most of the year, making the villa perfect as a primary residence, holiday home or investment property. This exclusive historic villa for sale in Pompeiana, Liguria represents a rare opportunity for those seeking a charming, ready-to-move-in property, sustainable and perfectly integrated into the Riviera landscape, with strong residential and tourism potential. Pompeiana is a charming village offering all essential services and is located just a short distance from the sea, Sanremo and Imperia, while Nice International Airport can be reached in less than one hour, making the property easily accessible from abroad.





Location



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