



**Spectacular villa with sea view.**  
**Private Negotiation**  
**Code 883**

**Total rooms: 5 | Rooms: 3 | Bathrooms: 3 | Surface area: 250 m<sup>2</sup>**

In the exclusive residential area of Pinamare, we offer for sale this villa with spectacular sea views. Situated in a dominant position and sunny from dawn to dusk, the villa is located within its own pine forest of approximately 3000 square meters with various terraces-belvederes from which to enjoy the spectacle of the gulfs of Andora, Alassio-Laigueglia, Albenga and Gallinara Island. The home measures over 200 square meters and features large windows from which you can enjoy the view even while staying indoors. A basement with fireplace, outdoor barbecue area, garage, and various relaxation areas in the pine forest complete the pleasure of living in this unique home.

**Certifications**

<b>Energy rating</b>	G	0 KWh/m <sup>2</sup> a Kw/m <sup>2</sup> a
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## Property information

<b>Announcement date</b>	23/09/23	<b>Total rooms</b>	5
<b>Rooms</b>	3	<b>Bathrooms</b>	3
<b>Status</b>	n.d.	<b>Kitchen</b>	n.d.
<b>Storage rooms</b>	n.d.	<b>Floor number</b>	Earth
<b>Balconies</b>	n.d.	<b>Terraces</b>	1
<b>Garden</b>	Private	<b>Furnished</b>	n.d.
<b>Heating</b>	Independent heating		

## Services

