

Semi-detached villa for sale in the city center of Loano

Private Negotiation

Code 06VE-LO20



Total rooms: 10 | Rooms: 5 | Bathrooms: 3 | Surface area: 350 m²

In Loano, in a central and strategic location, convenient to all amenities and just 400 meters from the beaches, we offer for sale a prestigious semi-detached villa, a unique solution of its kind for its spaciousness, comfort, and location.

The property, completely renovated in 2022 with particular attention to the quality of materials and finishes, is in impeccable condition and is surrounded by a private garden planted with olive trees and hedges.

Access to the home is via a driveway and pedestrian gate directly into the garden or through the convenient double garage located in the basement. Upon entering, a large entrance hall separates the living space and provides access to the two residential units, designed for independence and functionality.

The main residence is on the first floor and comprises a bright living room, a spacious eat-in kitchen with direct access to a livable terrace, two bedrooms, one with a walk-in closet, a bathroom, and a practical storage room.

Upstairs is the second, completely independent apartment, comprising a large living room with kitchenette, three bedrooms, a bathroom, a storage room, and a large, livable terrace overlooking the greenery of the private garden.

The basement completes the property with a large double garage, a tavern ideal as a convivial space, a cellar and a laundry room.

From a systems perspective, the villa offers all modern comforts, thanks to independent heating, air conditioning, a remote-controlled video surveillance system, and a burglar alarm system.

This property is the ideal solution for those seeking a prestigious, independent residence, also suitable for two families, combining spaciousness, privacy, and tranquility with the convenience of walking to the city center, amenities, and the sea.

Cl. And Ipe Ipe 142.74 Kwh/m²/year.

Confidential Negotiation.

Certifications

Energy rating	E	142,74 KWh/m ² a Kw/m ² a
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Property information

Announcement date	23/06/26	Total rooms	10
Rooms	5	Bathrooms	3
Status	n.d.	Kitchen	Eat-in kitchen
Storage rooms	n.d.	Floor number	1st
Balconies	1	Terraces	1
Garden	Private	Furnished	n.d.
Heating	Independent heating		

Services





