

FOR SALE

LA FENICE
IMMOBILIARE

La Fenice Immobiliare

AGENCY — LA SPEZIA

AMEGLIA — LIGURIA

VILLA FOR SALE IN BOCCA DI MAGRA - MONTEMARCELLO - LIGURIA

€ 530.000

PRICE

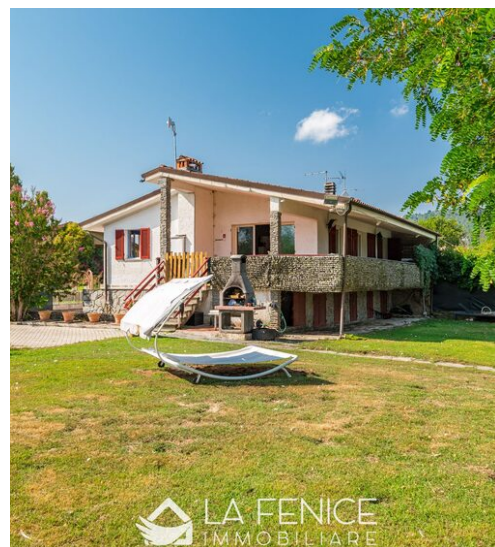
105 m²

SQUARE METRES

4

ROOMS

 LA FENICE
IMMOBILIARE



DESCRIPTION

VILLA FOR SALE IN BOCCA DI MAGRA - MONTEMARCELLO - LIGURIA

SPACIOUS VILLA for sale in Bocca Di Magra, La Spezia, Liguria. RIVERSIDE HOUSE Frenzy, noise, traffic, smog--if these elements are part of your daily routine, we have the perfect solution for you! Stop, close your eyes, breathe and imagine a detached house surrounded by greenery overlooking the river, with your boat right there in front of you. We present the "RIVERSIDE HOUSE," a beautiful cottage located in Bocca di Magra. The house covers an area of about 90 square meters, and consists of: - Entrance into living room - Living room with fireplace - 2 Bedrooms - Studio - Kitchenette - Bathroom with shower Currently the property is divided into two units, the part below used as a warehouse can be converted into civil housing by internal connection with staircase, making a single unit of about 200 square meters. Its PLUSES : - Private boat dock, ideal for boat lovers. (Possibility to build wooden pier for the entire length of the dock in front of the property,

subject to State concession) - Garden with brick barbecue of 600 sqm approx. - Loggia terrace of 15 sqm Inside the house there are several windows present that give panoramic views of the river, creating an atmosphere of serenity. The location of this house is truly privileged. You will find the peace and tranquility that only a house on the river can offer, surrounded by the natural beauty of Bocca di Magra. At the same time, essential services, such as stores, restaurants, and bars, are within easy reach, while the proximity to important communication routes will allow you to travel easily to other renowned locations such as Lerici, La Spezia, and the Cinque Terre. Moreover, with the possibility of docking your boat right in front of the house, you will have the convenience of being able to explore the surrounding waters and easily reach the beautiful beaches and hidden bays of the area. RIVERSIDE HOUSE is a must-see opportunity for different types of buyers....

 **105 m²**
AREA

 **4**
ROOMS

 **1**
BATHROOMS

 **€ 530.000**
PRICE

FEATURES



CELLAR



GARDEN



INDEPENDENT



BOAT
PARKING



TERRACE



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CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



PHONE

3938055790



EMAIL

portali@immobiliarelafenice-sp.it



ADDRESS

Via Vittorio Veneto 123/125, La Spezia, La Spezia