



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in Cipressa (IM) Strada statale 1

Charming tower by the sea in Liguria

This extraordinary luxury residence, a true historic gem with direct access to the sea and breathtaking views, is currently available on the market. Positioned on a charming promontory between Imperia and Sanremo, Liguria, this exclusive property is a Roman watchtower dating back to the 16th century, beautifully renovated on an interior surface of 330 sqm. Its renovation aims to preserve its historical importance while offering all modern conveniences. Surrounded by a vast 4000 sqm garden, enhanced by a panoramic swimming pool, it represents a perfect balance between history and modernity.

During the Western Roman Empire, this tower served as a watchtower against the Saracens, offering unique historical value. Located along the picturesque coast of Liguria, between breathtaking cliffs and pebble beaches, it is a paradise for sea and nature lovers.

Access to the residence is via an ancient suspension bridge, leading to a tower spread over three spacious and light-filled floors, with a basement converted into a spacious wine cellar. The structure has been restored respecting the original architecture: on the ground floor we find a spacious kitchen and dining room, while the first floor hosts a living room with breathtaking panoramic views. The sleeping area on the second floor includes two bedrooms, two bathrooms, a large walk-in wardrobe and a panoramic terrace. Next to the tower, there is a separate building with a bedroom and bathroom, ideal for service personnel.

The extensive terraced garden, with an infinity pool overlooking the sea, provides an idyllic setting. An annexe with a small independent flat adds further practicality. Stone paths lead to an enchanting circular cliff terrace and private beach. With four full parking spaces, this 'pieds dans l'eau' property truly represents a unique opportunity in Liguria.

INFORMATION

Ref.	Liguria 027
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	1500
Energetic Class	A 12.21

NUMBER

Rooms	8
Bedrooms	4
Bathrooms	4
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	330
Garden	4200
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions **Perfect Conditions**

Rank **Elegant**

Position **See**



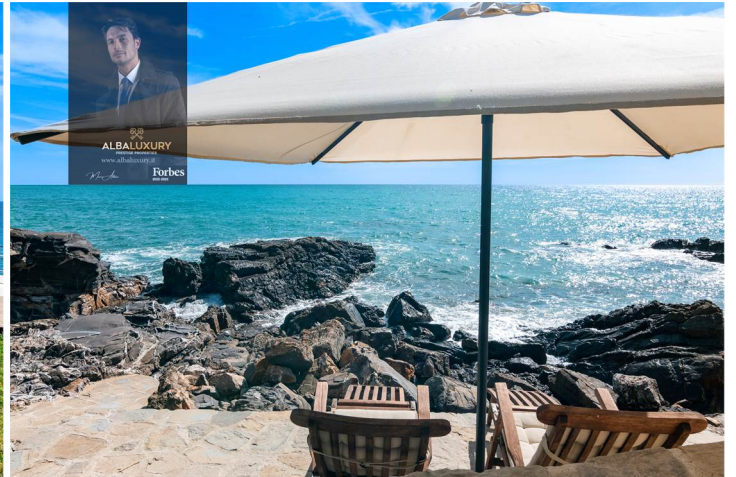
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View	Sea View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Type living	Dining room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Air heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wood	Doors	Excellent
Blind	Wood Blinds	Floors Living Room	Marble	Floors Bedrooms	Marble
Floors Kitchen	Marble	Floors Bathroom	Marble		

ACCESSORIES

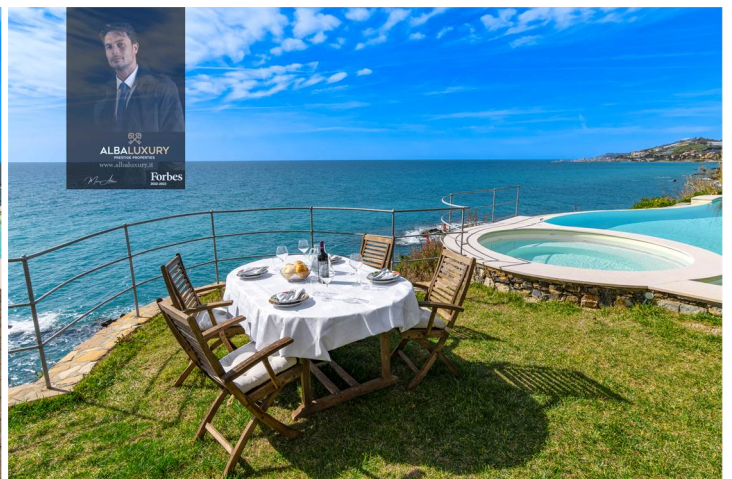
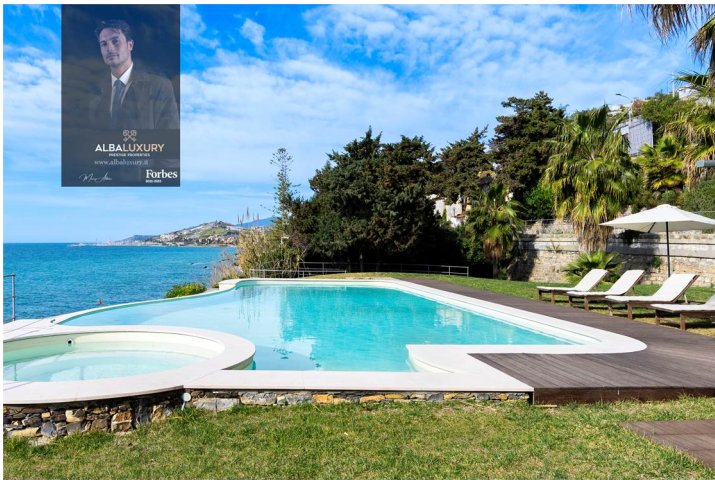
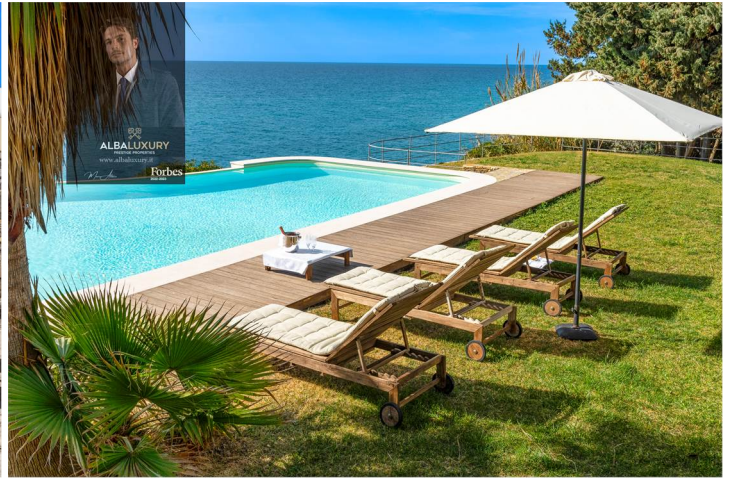
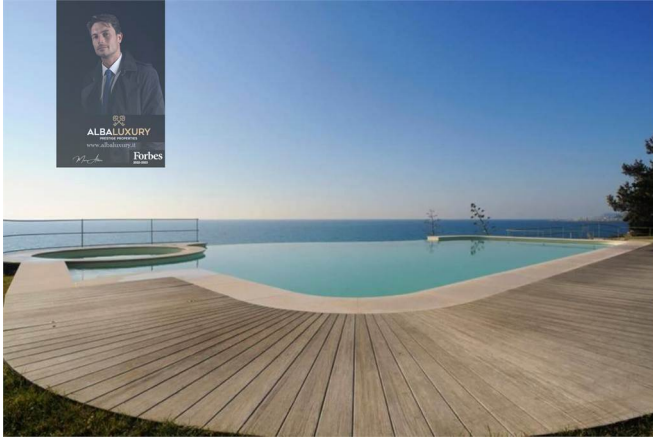
Antitheft	Air conditioning	Wall Closet	Satellite system	Separate entrance
Swimming pool	Storage room	Outdoor tables	Awning	Jacuzzi tub

IMAGES



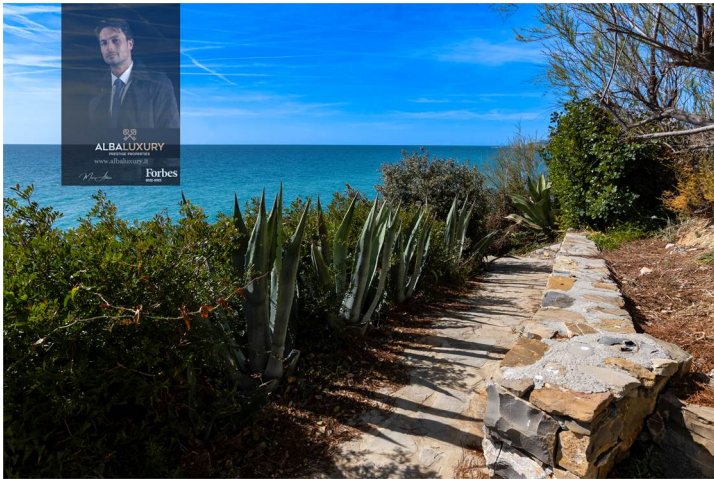
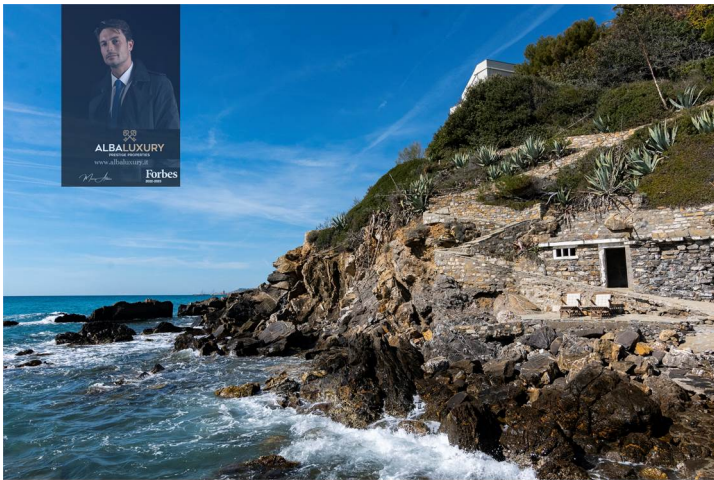


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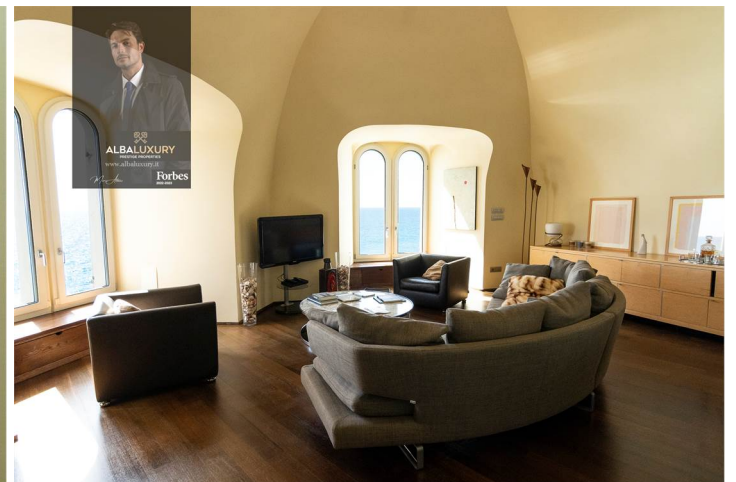
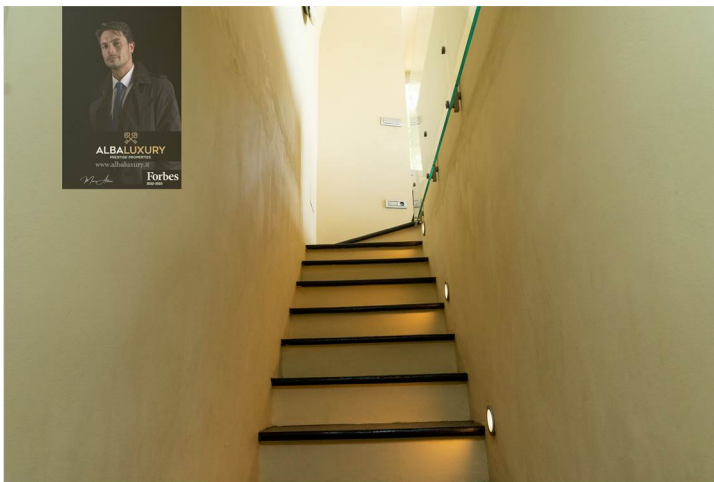
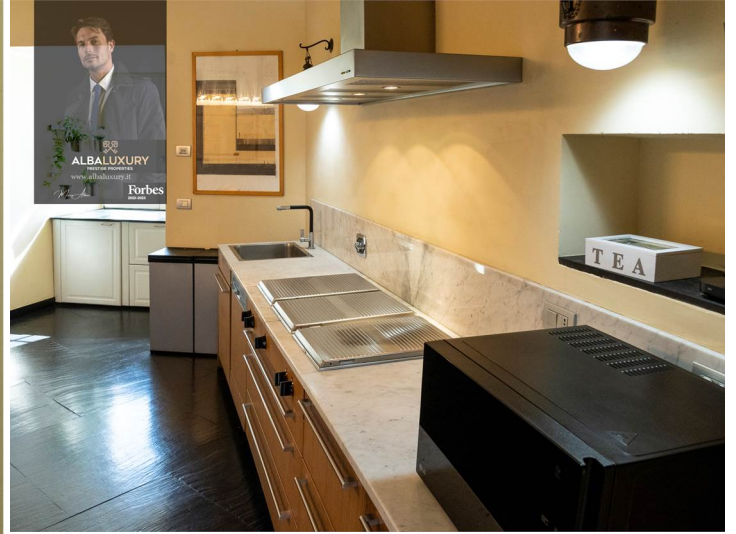
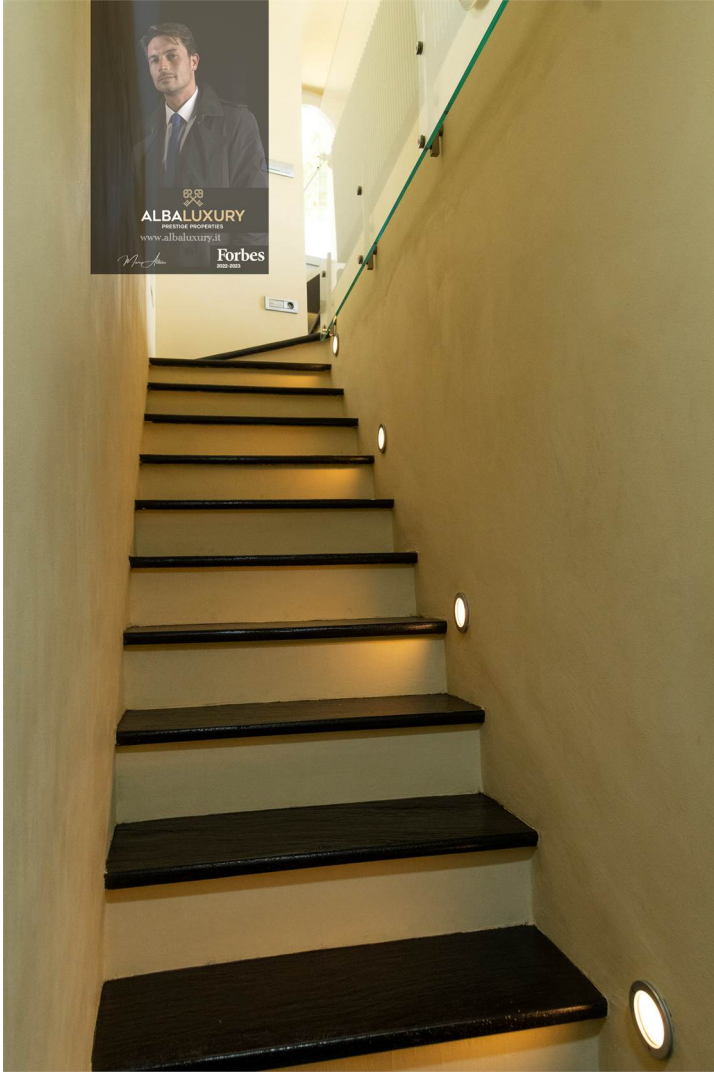


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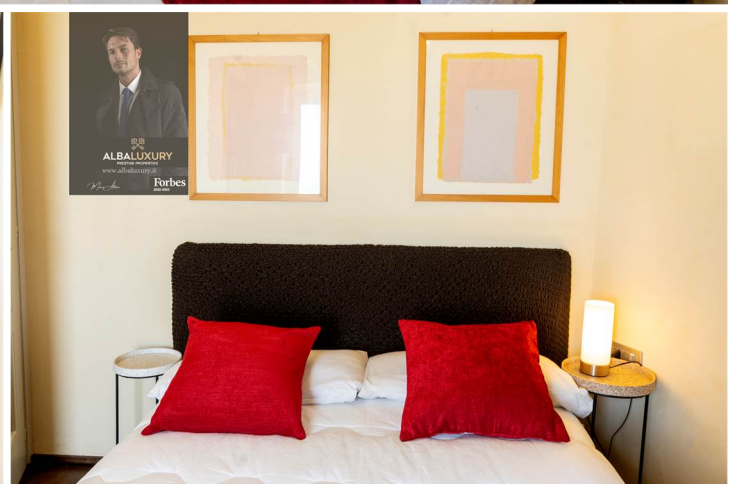
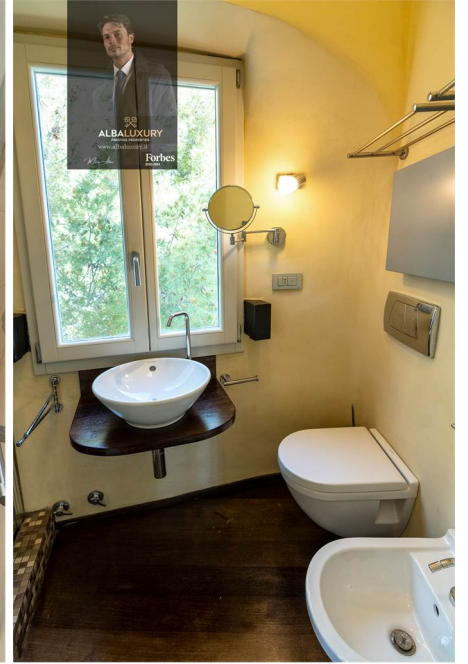


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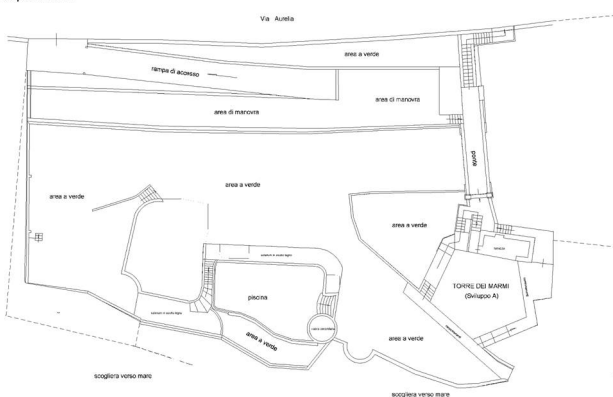




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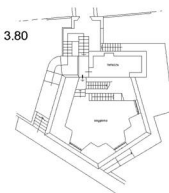
Pianta piano terra



Piano seminterrato - h 2.10



Piano primo - h 3.80



Piano terra - h 2.80



Piano secondo - h 2.80





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Piano seminterrato - locali accessori alla piscina

