VIA DELLA SPIGA
MAURIZIA SERRA / WONDERFUL HOUSES

Santa Margherita Ligure - Seafront Via Gramsci



FEATURES:

Property type	**Residential**
Brokerage	**Sell**
Surface (sqm)	**226**
N. local	**6**
Bedrooms	**3**
Bathrooms	**2**
Energy rating	**g**
Balcony/Terrace	**terrace 80 sqm**

DESCRIPTION:

Santa Margherita Ligure - Seafront Via Gramsci — Period residence on two levels with an 80 sqm terrace and private elevator

In the heart of Santa Margherita Ligure, **overlooking the most elegant seafront of the Riviera di Levante,** a period residence of extraordinary importance and charm, spread over two levels for a total of approximately 226 sqm, **plus an 80 sqm terrace facing the sea. A rare property**, capable of authentically and gracefully conveying the noble, unrepeatable character of the great Ligurian houses of the past. **A private elevator**, a detail of absolute exclusivity, connects the two levels of the residence, lending the property a comfort and distinction all its own. On the ground floor, a spacious living room leads to the **elevator and welcomes guests with the solemnity befitting homes of great prestige.** On the 1st floor, life unfolds in all its magnificence. Two entrances lead into a large living room facing directly onto the terrace, where the sea and the Ligurian landscape become an integral part of daily living. The dining room and eat-in kitchen complete the living area with elegance and functionality. The sleeping quarters comprise 3 bedrooms and 2 bathrooms, all arranged with **harmonious and refined proportions. Venetian flooring** found throughout the rooms is a precious testament to the residence's era and importance: a detail of rare authenticity that few properties can still offer, turning every step into an aesthetic experience. **80 sqm terrace is the beating heart of the property.** An outdoor space of extraordinary generosity, suspended between the sky and the sea of Santa Margherita. Ideal for outdoor living with the same elegance found within. Price on request. Energy class G.

Santa Margherita Ligure has always been one of the most beloved and celebrated destinations of the Riviera Ligure di Levante, famous the world over for its discreet elegance, its marina, the Liberty-style villas dotting the hills, and an atmosphere of refined sweetness of living that knows no seasons. Just minutes away are Portofino, an absolute icon of the Italian coast worldwide, and Rapallo, set within a context of unparalleled natural and cultural beauty.

Frame the QRCODE to view the property on our website

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