San Michele di Pagana – Rapallo

Original historic home with private garden in San Michele di Pagana a few steps from the sea

Property ID: IT252941756

PURCHASE PRICE: 990.000 EUR • **LIVING SPACE:** ca. 113 m^2 • **ROOMS:** 4 • **LAND AREA:** 150 m^2

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At a glance

Property ID	IT252941756
Living Space	ca. 113 m²
Available from	17.10.2025
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	1930
Type of parking	1 x Other

Purchase Price	990.000 EUR
Commission	Subject to commission
Total Space	ca. 150 m²

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Energy Data

Energy Source	Air-to-water heat pump
Energy certificate valid until	27.09.2035
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	109.98 kWh/m²a
Energy efficiency class	A+
Year of construction according to energy certificate	1930

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The property

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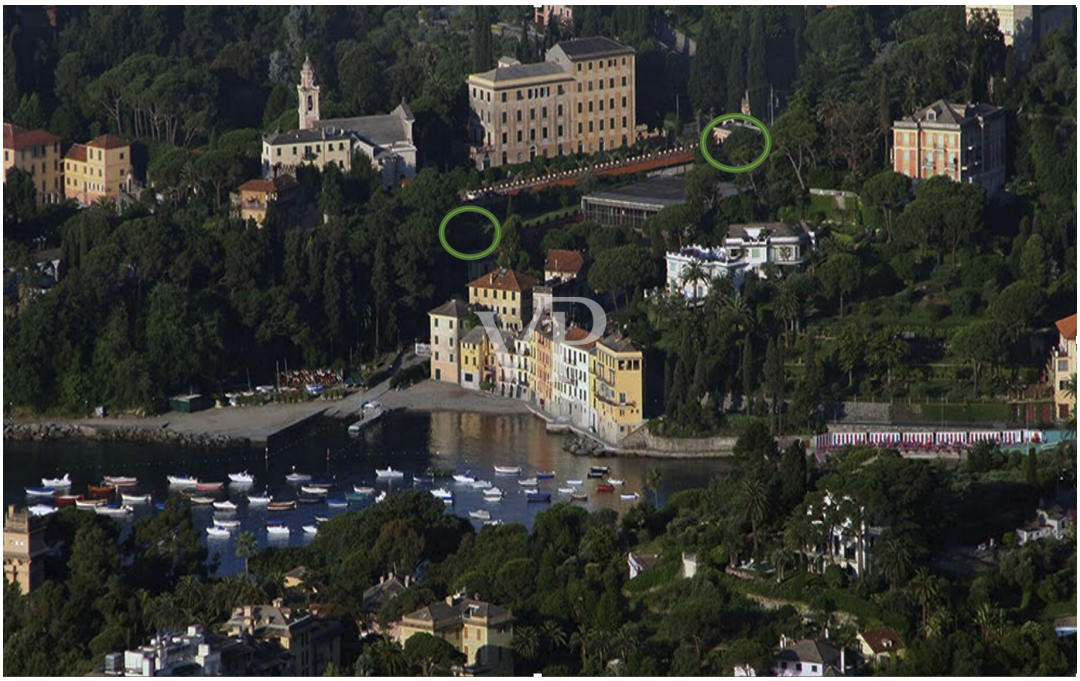
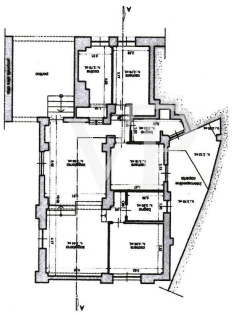
The property





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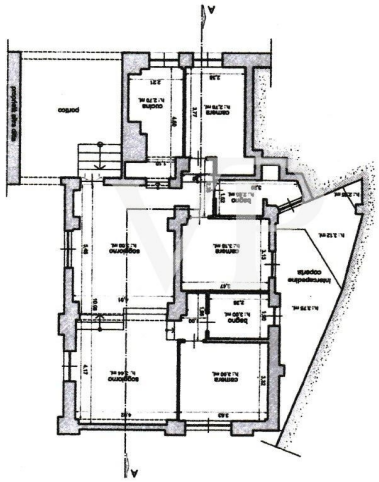
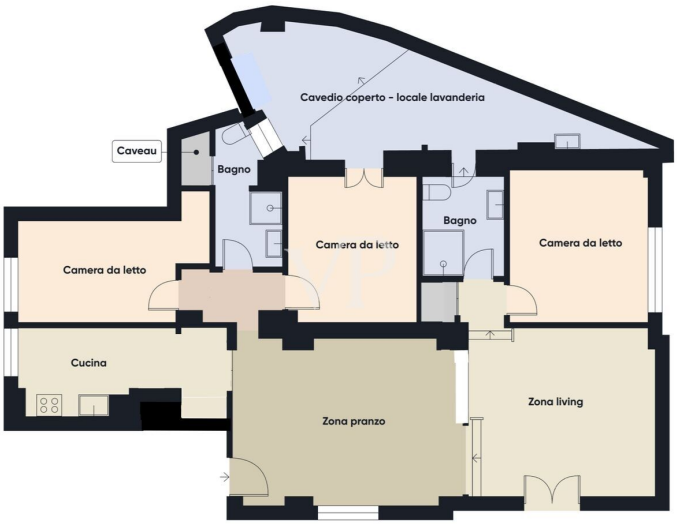
Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

In the renowned seaside village of San Michele di Pagana, an exclusive hamlet of Rapallo, we offer for sale a refined detached unit in a coastal location, part of the historic and elegant residential complex "Condominio Rosa dei Venti", located on the ground floor with porch, outdoor spaces and private garden.
The property has been completely renovated externally, with great care and attention to the original historical details.
It is located in a green area protected by the Superintendence, with landscape-environmental constraint within the area called "Portofino Promontory Belvedere on the Ligurian Riviera," in the Gulf of Tigullio and a few steps from the beautiful sea of San Michele di Pagana.

Unique in its kind, surrounded by greenery and tranquility, a short distance from the sea, it has the perfect style of Ligurian houses. From the residential complex the sea can be easily reached on foot in a minute thanks to two pedestrian exits located at the opposite end of the main entrance.
Notably, in the property's garden there is another exclusive access at the end of the common garden driveway; the path leads both to the property's parking space and motorcycle area and to the other two pedestrian accesses to the sea.
The pedestrian exits lead to the paths to the sea, left to the small beach and large beach of "Trelo," and right, after the Church of San Michele di Pagana, to the small beach of "Prelo." The small beaches are equipped with public showers.

Originating as the janitor's dwelling of an elegant historic villa located in the immediate vicinity, it is now a completely independent residence that was carefully renovated in 2023, resulting in an improved energy class, which is currently Class A1.

The apartment is on one level and consists of:
a cozy open space that combines the dining and living area in a bright and convivial environment, with a semi-habitable, functional and well-organized kitchen, three large, well separated double bedrooms, one of which overlooks the garden, and two windowed bathrooms with modern finishes.
Completing the property is a large private garden and porch, perfect for spending relaxing moments outdoors or sharing lunches and dinners with friends, even on rainy days.
The property also has a complementary "cavedium" area, covered by a skylight and used as an indoor technical area with heat pump, washing machine, sink (hot/cold water) and space for hanging laundry as well as shelves and cabinets.

Not to be overlooked are the parking space, owned, and motorcycle spaces, condominium, to make this solution even more convenient.

Access to the condominium is through an elegant vintage wrought-iron driveway door, now remote-controlled, which adds to its prestige.

The property is sold fully furnished, on request and with an addition on the price, to be agreed with the property, ready to be lived in or put into income as a valuable vacation home.
A dwelling where the beauty of nature, history and modern comfort meet, in the heart of the most authentic Liguria.

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Details of amenities

Automated main driveway entrance and adjacent pedestrian entrance.
Two private entrances, garden, porch, open areas, owned.
Facade fully restored in 2021; energy efficiency renovation in 2022:
- "House Without Gas" only autonomous electric grid, with meter with 15 Kw three-phase power for simultaneous use of all technological/functional systems and appliances;
- Heat pump (indoor and outdoor units) for domestic hot water for heating with radiant ceiling panels, heat control thermostats placed at various points in the house;
- VMC (Controlled Mechanical Ventilation): the system constantly changes the air, filters it as it enters and expels excess moisture, works in cooling and heating;
- Thermal insulation on the west side, at the air gap;
- Low thermal transmittance and high performance windows and doors.

Complete renovation of kitchen and master bathroom and replacement of interior doors in 2023.
Intruder-proof shutters and security door; living and dining area floors in Sardinian ceramic, sleeping area in black Ligurian split slate with Carrara marble patch, in perfect Ligurian style.
Own parking space (number assigned to parking space "2"), motorcycle space and condominium TV antenna.

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All about the location

This period beauty retains the historic walled grilles, which embellish the openings and tell the story of the local architectural tradition.
The property is located within the protected natural area of the Portofino Promontory, which is protected by a landscape restriction that ensures the preservation of the environmental context and the value of the property over time.
Close to the Emperor's Path and the striking Pagan Tower, immersed in an authentic Ligurian landscape of sea, Mediterranean scrub and scenic paths.

Summary of main distances:
A12 highway exit about 3 km;
Nostra Signora di Mont'Allegro hospital in Rapallo 2-3 km - direct bus available;
supermarkets in center 1-2 km;
middle and high schools 1-2 km in town center;
marina 1-2 km - waterfront;
museums and monuments 1-2 km;
boat connections 1-2 km - waterfront boarding.

Bus stop adjacent to the main exit of the apartment complex.

Tourist and cultural attractions in the area:
"Carlo Riva" marina, equipped for boats up to 500 berths, a symbol of Rapallo's seafaring elegance.
Castello sul Mare and Montallegro Sanctuary, the latter located on a hill with a splendid view of the Gulf, the Emperor's Walk, and the Pagan Tower.

Numerous small historic churches such as Sant'Anna, San Gerolamo Emiliani, and San Bartolomeo; the Morello Tower on the hill of San Michele di Pagana has great historical value related to the Morello family and the town of the same name.

Museums and culture: the Lace Museum in Villa Tigullio, the International Library "City of Rapallo" in Luigi Casale Park, and the Attilio and Cleofe Gaffoglio Museum in the Monastery of the Poor Clares are must-sees for culture lovers.

Buses and trains offer excellent transportation services both overland and, combined with ferries and tourist boats, connect Rapallo, Santa Margherita Ligure, Portofino, San Fruttuoso and the iconic Cinque Terre, offering a variety of boat excursions.

For nature lovers, the hiking trails in the Portofino Regional Nature Park are an attraction, with its 20 trails with scenic spots on the coast between Rapallo and Camogli.
Among the most popular and renowned attractions in Liguria.

Diving Center
Located in the Portofino Marine Protected Area, a strategic location in San Michele di Pagana, with direct access to the sea; it is a reference point for those wishing to explore the wonderful depths of this nature reserve.

Golf Club
Located in Rapallo, it has an 18-hole course and is immersed in a centuries-old wooded area. It has inside it ultra-modern accommodation facilities.

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Other information

This residential unit in historic mansion represents a rare opportunity in one of the most charming and protected areas of Liguria.
Perfect for those seeking:
a prestigious main residence;
an exclusive vacation home in a strategic location;
a secure and patrimonial investment in a context of great value.

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Contact partner

For further information, please contact your contact person:

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