

From private seller
to private buyer:
**Mediterranean
Retreat overlooking
the Gulf of Diano**

Diano Marina, Riviera dei Fiori

- For remote working or retirement
- High accessibility at the coastside
- One level, suitable for wheelchair users
- Year-round living, mild climate
- Cycling paradise below, at the coast
- Monaco within 60 minutes
- Nice and Genova airports 80/90 minutes

Cuneo





A quiet real estate above Diano Marina...

Terrace view
across the
bay from
Diano Marina
to Cervo

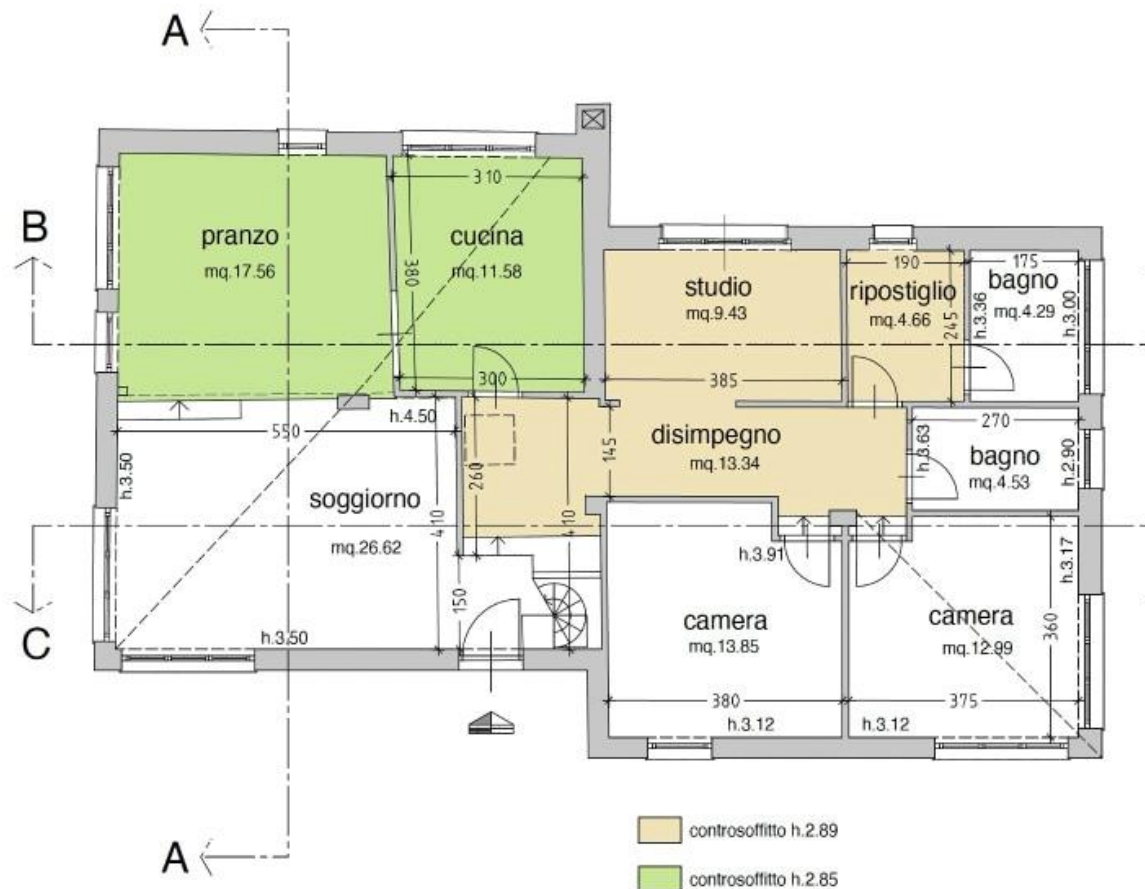












PIANTA PIANO TERRA: scala 1:100

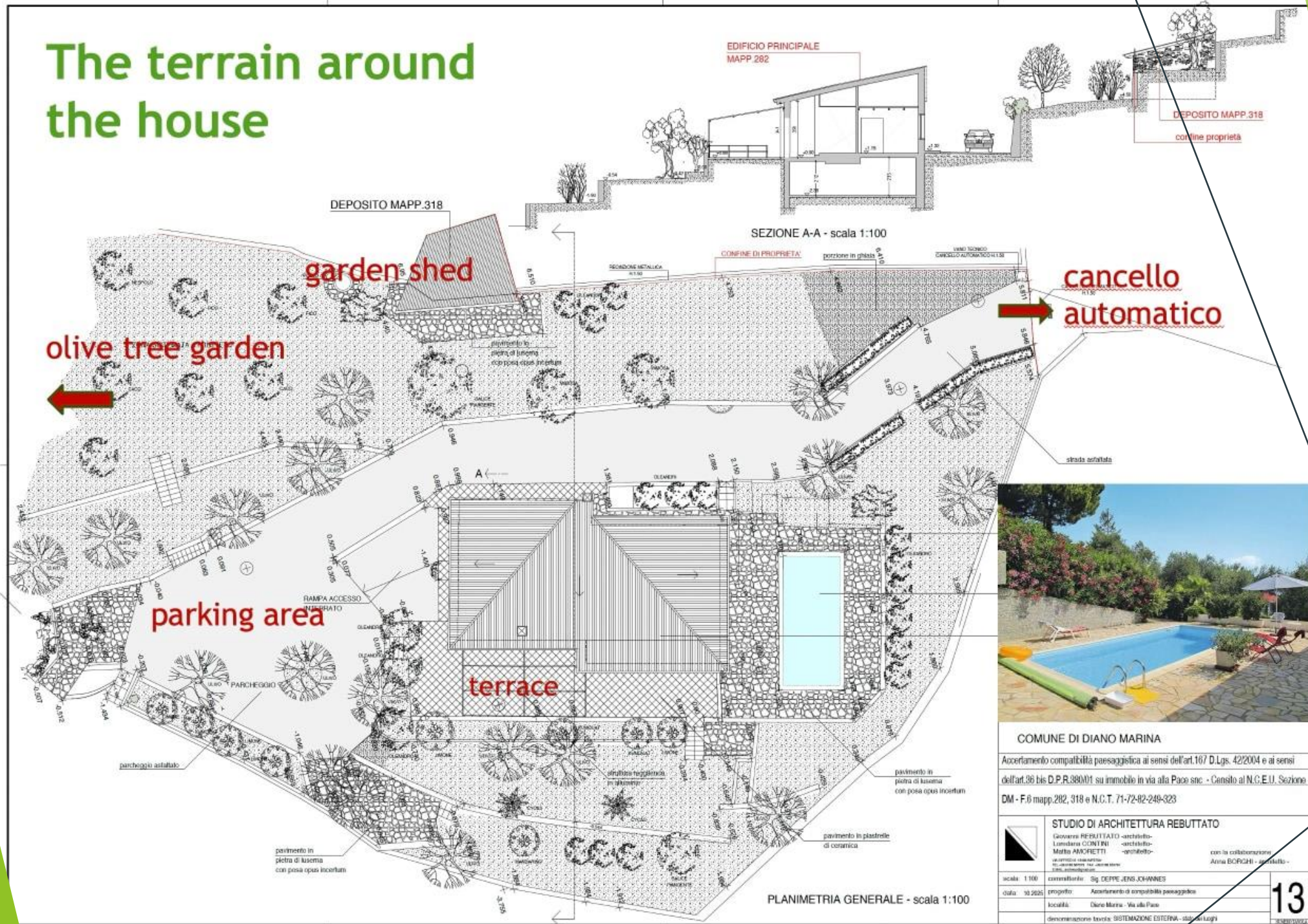
Highlights

- ▶ living space: 125 square meters on one level (low-barrier, accessible to wheelchair users via ramps)
- ▶ large open living room, spacious kitchen, two bedrooms, two bathrooms, one open playroom, basement throughout, large parking lot (up to 4 cars)
- ▶ partially renovated and restructured internally (suspended ceilings, 3 rooms with air conditioning)
- ▶ outdoor swimming pool, new water pump
- ▶ report on building compliance approved (RRE done by Italian architect)
- ▶ new heat pump: Viessmann Vitocal 150-A
- ▶ new electric installation
- ▶ 4.220 m² private Mediterranean landscape
- ▶ ca. 80-90 pruned olive trees
- ▶ from private seller to private buyer
- ▶ negotiating basis 850.000 EUR



PIANTA PIANO SEMINTERRATO: scala 1:100

The terrain around the house



COMUNE DI DIANO MARINA

Accertamento compatibilità paesaggistica ai sensi dell'art.167 D.Lgs. 42/2004 e ai sensi dell'art.36 bis D.P.R.380/01 su immobile in via alla Pace snc - Censito al N.C.E.U. Sezione DM - F.6 mapp.282, 318 e N.C.T. 71-72-82-249-323



STUDIO DI ARCHITETTURA REBUTTATO

GIORGIO REBUTTATO - architetto
 LANDARA CONTINI - architetto
 MARCO AMORCETTI - architetto

via Garibaldi, 10 - 00187 Roma - tel. 06/4780111
 e-mail: studio@rebuttato.it

con la collaborazione
 ANNA BORGHI - architetto

scala: 1:100

data: 30.06.2015

committente: sig. DEPPE JENS-JOHANNES

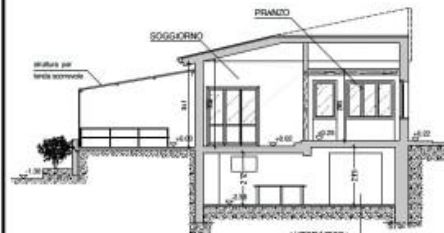
progetto: Accorciamento di compatibilità paesaggica

località: Diano Mare - Via del Paese

denominazione tavola: SISTEMAZIONE ESTERNA - stato di Luzzi

13

SISTEMAZIONE



SEZIONE A-A: scala 1:100



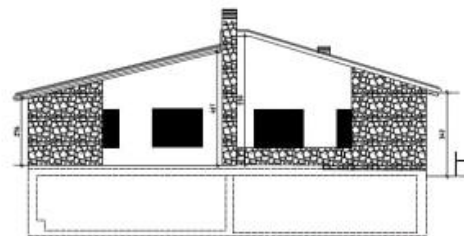
SEZIONE B-B: scala 1:100



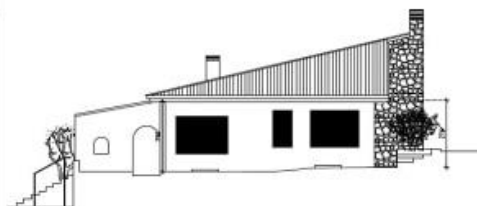
SEZIONE C-C: scala 1:100



PROSPETTO SUD-EST: scala 1:100



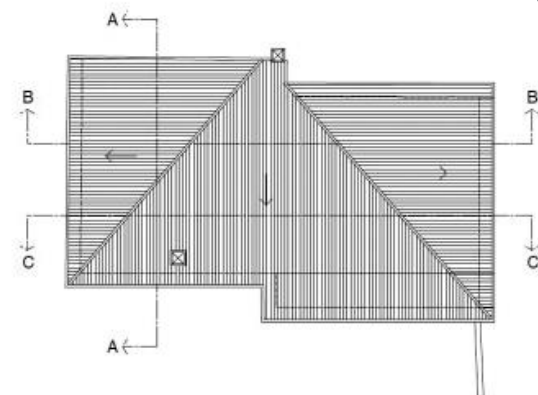
PROSPETTO SUD-OVEST: scala 1:100



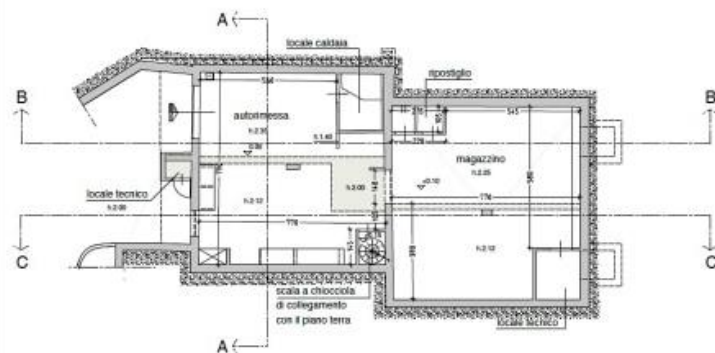
PROSPETTO NORD-OVEST: scala 1:100



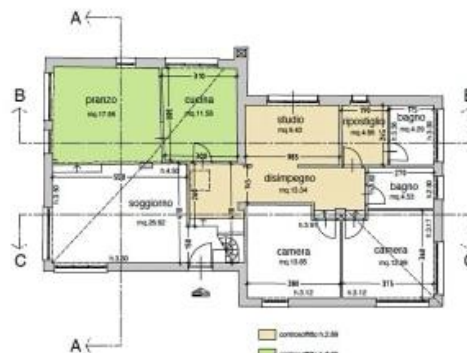
PROSPETTO NORD-EST: scala 1:100



PIANTA COPERTURE: scala 1:100



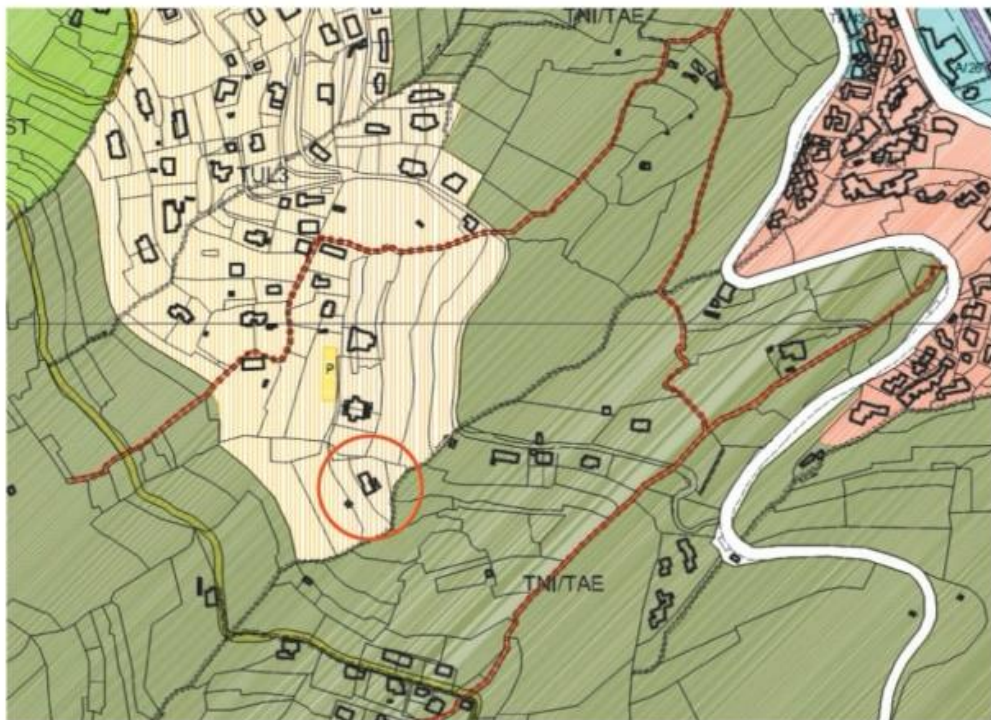
PIANTA PIANO SEMINTERRATO: scala 1:100



PIANTA PIANO TERRA: scala 1:100

everything at a glance

COMUNE DI DIANO MARINA	
Accertamento compatibilità paesaggistica ai sensi dell'art. 167 D.Lgs. 42/2004 e ai sensi dell'art. 36 bis D.P.R. 380/01 su immobile in via alla Pace snc - Censito al N.C.E.U. Sezione DM - F.6 mapp. 282, 318 e N.C.T. 71-72-82-249-323	
 STUDIO DI ARCHITETTURA REBUTTATO Giovanni REBUTTATO - architetto Loredana CONTI - architetto Mattia AMORETTI - architetto via Garibaldi 10 - 10121 Torino Tel. 011/51000000 - Fax 011/51000001 E-mail: info@studio-rebutatto.it	
con la collaborazione: Anna BORGHI - architetto	
scala: 1:100	committente: Sig. DEFFE JENS JOHANNES
data: 16/2025	progetto: Accertamento di compatibilità paesaggistica
località: Diano Marina - Via alla Pace	
denominazione tavola: STATO DEI LUOGHI. Pianta, prospetti, sezioni	



The land plots



ESTRATTO DI MAPPA
SEZIONE DM F.6 MAPP.282-318
E TERRENI MAPP.71-72-82-249-323

Via La Pace

Via la Pace, 89

Capo Berta

Capo Berta

Via Aurelia
to Imperia

Punto Panoramico (Diano)

Bike Path
to Imperia



Beach of
Diano Marina

Image © 2025 Airbus

Google Earth

Bildaufnahmedatum: 9/1/2024 43°53'51.07" N 8°04'44.04" O Höhe: 14 m



The **New Bike Route** follows the old railroad track along the seashore. It stretches for 1,200 km, from the border with France to Rome, crossing three regions: Liguria, Tuscany, and Lazio.

In the **Gulf of Diano**, the Cycle Route connects Imperia, Diano Marina and San Bartolomeo al Mare and runs along the coast of Cervo, one of Italy's most beautiful medieval villages. You can directly ride from Diano Marina to Imperia!

Also available:

Hiking, Sailing, Golf and much more...



THE ITALIAN RIVIERA

Liguria – between sea, nature and culture



A unique stretch of coastline
between the French Riviera
and the Gulf of Genoa.

LIGURIA

Distances to other cities

FRANCE



APPROXIMATE DRIVING DISTANCES FROM THE PROPERTY

		🕒 Drive
Imperia	10 km	15 min
Alassio	20 km	25 min
Albenga	27 km	30 min
Sanremo	40 km	45 min
Monaco	80 km	1 h 10 min
Nice Airport	100 km	1 h 20 min
Cannes	125 km	1 h 40 min
Genoa	115 km	1 h 30 min

Why this property is different:

panoramic sea view

exceptional privacy

single-level living

large olive grove

modern heating system

ready for immediate use



From private seller to private
buyer, without a real estate
agency, please write to
jensjohannesdeppe@yahoo.de
visits by appointment,
starting September 1, 2026