

## Unifamiliare Villa a Soldano

**Cod. 4719**

corso verbone, Soldano

**445.000 €**

### Description

VILLA class "B" 10 minutes from the sea and Bordighera - On the first hill of Soldano, in a sunny position with a pleasant view, inserted in the green of the Ligurian countryside not isolated but quiet, we offer for sale, a charming villa with excellent attention to detail and finishes both internally and externally. Divided on two levels, it consists of about 74 square meters on the ground floor. composed of a living room with kitchen, a bedroom, a bathroom and a laundry room. All connected internally by a large atrium-hallway to the upper living floor with internal staircase. The upper floor of about 77 sqm. It consists of a living area divided with living and dining room, hallway, kitchen, bedroom with walk-in closet, bathroom, a balcony and a spacious terrace with loggia which can be accessed both from the kitchen and from the bedroom which becomes one with the flat garden where the positioning of a swimming pool is already planned and currently served by the barbecue and brick oven dedicated to the summer kitchen. Large tiled garage which can also be accessed directly from inside the house. Covered and uncovered parking spaces with a large maneuvering area. The fully fenced property is surrounded by a garden with lawn of about 1100 square meters. - R.4719

### Main features

<b>Property type</b>	Unifamiliare Villa
<b>Building type</b>	Individuale
<b>Surface</b>	174
<b>Premises/Rooms</b>	7
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Flat</b>	-5
<b>Lift</b>	No
<b>Parking space/Garage</b>	Singolo ( 17 mq )}

### Expenses

<b>Property price</b>	445.000 €
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### Construction

<b>Property status</b>	Ottimo
<b>Exposure</b>	ENOS
<b>Heating</b>	autonomo ( 0 )
<b>Energy class</b>	B
<b>IPE index</b>	95kWh/mq

### Distance from

<b>Sea</b>	0 m
<b>City centre</b>	1,7 km
<b>Railway station</b>	0 m
<b>Shops</b>	1,7 km
<b>Highway toll booth</b>	0 m
<b>Bus stop</b>	800 m

