

## Unifamiliare Villa a Vallecrosia

**Cod. 2900**

VIA BELLAVISTA, Vallecrosia

**2.900.000 €**

### Description

This beautiful VILLA with guest house rises in a well exposed and quite area, enjoying absolute privacy. Located between San Remo and Montecarlo, only 50 km far from the international NICE airport, the villa features a large and well-kept garden with Jacuzzi and outdoor kitchen, overlooking a panoramic view on the sea and the French Riviera. This makes this property the perfect place to relax under the sun or to go explore the stylish life of the Côte d'Azur or the charming Medieval villages of the Ligurian hinterland. The villa has a surface of 450 square meter divided as follows: Main house: 200 square meter splitting on two levels above the ground; Garage and basement: 130 sqm; Small spa to be internally fished: 120sqm partly below the ground; Guest house of 65 sqm plus garage; Plot of about 1800 sqm with project for the realization of an outdoor swimming pool. Thermal external coating insulation, high-efficiency PVC frames, closed fireplace linked to the floor heating system, Ventilation and air purification system in every room, home automation and alarm system with cameras (remote control via phone or computer, luxury materials and finishes. Energy class A+ R2919 (V)

### Main features

<b>Property type</b>	Unifamiliare Villa
<b>Building type</b>	Individuale
<b>Surface</b>	410
<b>Premises/Rooms</b>	10
<b>Bedrooms</b>	6
<b>Bathrooms</b>	4
<b>Lift</b>	No
<b>Parking space/Garage</b>	Plurimo

### Expenses

<b>Property price</b>	2.900.000 €
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### Construction

<b>Property status</b>	Ottimo
<b>Exposure</b>	OS
<b>Heating</b>	autonomo
<b>Energy class</b>	A1
<b>Rateable value</b>	1.026 €

### Distance from

<b>Sea</b>	0 m
<b>City centre</b>	2 km
<b>Railway station</b>	0 m
<b>Shops</b>	1 km
<b>Highway toll booth</b>	0 m
<b>Bus stop</b>	0 m

