

## Unifamiliare Villa a Bordighera

**Cod. 2976**

Bordighera

**1.000.000 €**

### Description

BORDIGHERA - Modern Panoramic Villa with Sea View and Possibility of Swimming Pool In an exclusive semi-hilly, residential, panoramic and sunny area, we offer for sale **\*\*elegant modern villa\*\*** with splendid sea view and the possibility of building a swimming pool. The property is spread over two levels for about 230 gross square meters, offering large, bright and easily customizable rooms. Basement \* Large garage with easy access \* Storage rooms \* Two bathrooms \* Laundry room \* Additional versatile spaces to be allocated according to your needs (tavern, study, wellness area, etc.) An internal and external staircase leads to the living floor of about 105 -sqm.a large livable terrace, accessible from all rooms and perfect for enjoying the sea view and natural brightness. Currently, the provision provides: \* Three bedrooms \* Two bathrooms \* Living area To complete the property, a large solarium that covers the entire surface of the villa, creating an exclusive and multifunctional space, ideal as a relaxation area, lounge area or panoramic outdoor kitchen. The surrounding land of about 2,000 square meters surrounds the villa and offers the possibility of inserting a swimming pool, creating shaded areas surrounded by greenery and sunny areas to be enjoyed in every season with family and friends. The property is proposed **\*\*to be customized\*\*** in the finishes (floors, sanitary ware and windows), allowing you to create a tailor-made solution. Electrical and thermo-hydraulic systems already completed, with **\*\*underfloor heating installed\*\***. An ideal solution for those who want a modern, panoramic and customizable villa in one of the most popular areas of Bordighera. Ref.276



### Main features

<b>Property type</b>	Unifamiliare Villa
<b>Building type</b>	Individuale
<b>Surface</b>	167
<b>Premises/Rooms</b>	10
<b>Bedrooms</b>	3
<b>Bathrooms</b>	4
<b>Lift</b>	No
<b>Parking space/Garage</b>	Plurimo

### Expenses

<b>Property price</b>	1.000.000 €
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### Construction

<b>Property status</b>	In costruzione
<b>Exposure</b>	S
<b>Heating</b>	autonomo
<b>Energy class</b>	

### Distance from

<b>Sea</b>	0 m
<b>City centre</b>	2,4 km
<b>Railway station</b>	3,3 km
<b>Shops</b>	1,7 km
<b>Highway toll booth</b>	4,6 km
<b>Bus stop</b>	0 m