

## Unifamiliare Villa a Soldano

**Cod. 2999**

Strada Oria, Soldano

**370.000 €**

### Description

Between Perinaldo and Bordighera, in a hilly position with sunny exposure and pleasant views of the valley, just 15 minutes by car from the sea, surrounded by greenery and the scents of the Mediterranean scrub, is this lovely villa of recent construction, the living area is spread over a single floor of about 120 square meters; (The living rooms can be extended), the attention to detail, the exposed wooden roof and the layout of the spaces, make the living environment warm and welcoming. The villa is completed with a large basement of about 150 square meters. Currently used as a garage and storage rooms, where a tavern, a fitness area, laundry, etc., can be built at will. The living quarters can be extended. Access to the fenced property is by electric gate, the villa is surrounded by a part of land with garden where there is a barbecue and oven and a part cultivated with olive groves for a total of about square meters. 2'900. To save energy, photovoltaic panels have just been installed on the roof in addition to the panel with its tank for storing hot water. R. 2999

### Main features

<b>Property type</b>	Unifamiliare Villa
<b>Building type</b>	Individuale
<b>Surface</b>	170
<b>Premises/Rooms</b>	4
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Flat</b>	-5
<b>Lift</b>	No
<b>Parking space/Garage</b>	Doppio

### Expenses

<b>Property price</b>	370.000 €
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### Construction

<b>Property status</b>	Ottimo
<b>Exposure</b>	OS
<b>Heating</b>	autonomo ( 0 )
<b>Energy class</b>	B
<b>IPE index</b>	63kWh/mq

### Distance from

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

