

## Unifamiliare Villa a Ventimiglia

**Cod. 4692**

Via Sant'Anna, Ventimiglia

**600.000 €**

### Description

On the hills of Ventimiglia with excellent sunny exposure and beautiful sea views, we offer for sale villa built in 1983 on two levels of about 210 m. commercial, plus large rooms in the basement of about 190 square meters. . Currently the load-bearing structure built in reinforced concrete is in excellent condition, internally it has great potential, it is in fair condition but requires future renovation. The view from the extensive terrace faces the French coast, while the view from the garden overlooks the city of Ventimiglia and the mountains that crown it. The land surrounding the Villa is about 4000 meters. garnished with Mediterranean plants and shrubs and part of this, used as a garden and courtyard of the property itself. Possibility of building the swimming pool. Double possibility of vehicular access to the property. R.4692

### Main features

<b>Property type</b>	Unifamiliare Villa
<b>Building type</b>	Individuale
<b>Surface</b>	412
<b>Premises/Rooms</b>	7
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Lift</b>	No
<b>Parking space/Garage</b>	No

### Expenses

<b>Property price</b>	600.000 €
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### Construction

<b>Property status</b>	Abitabile
<b>Exposure</b>	
<b>Heating</b>	autonomo ( 0 )
<b>Energy class</b>	G
<b>IPE index</b>	175kWh/mq

### Distance from

<b>Sea</b>	0 m
<b>City centre</b>	4 km
<b>Railway station</b>	0 m
<b>Shops</b>	0 m
<b>Highway toll booth</b>	0 m
<b>Bus stop</b>	0 m

