

## Unifamiliare Casa singola a Dolceacqua

Cod. 4766

Dolceacqua

**485.000 €**

### Description

In the residential area of the hill of Dolceacqua, EXCELLENT OPPORTUNITY. In an enchanting and sunny position, a charming villa is offered for sale. This beautiful private property, but not isolated, inserted in the Mediterranean scrub, is located in a strategic area because it is only 15 minutes from the medieval village of Dolceacqua, 20 minutes from the village of Apricale and 10 minutes from Perinaldo. The location of the property allows a pleasant residence throughout the year as well as the possibility of taking advantage of the high profitability that the total or partial tourist rental of this property can generate. The large living area, easy to access, is spread over a SINGLE LEVEL and consists of a living room with fireplace, open kitchen from which you can see the sea, which overlooks the dining area, double bedroom, wardrobe room, a bathroom and an adjoining ATELIER, of 60 square meters, very bright thanks to the large window overlooking the pleasant garden with sea view, all connected to the main house. The ATELIER, with bathroom and independent entrance, is ideal for guests or for artists who like to work in peace. The department store, adjacent to the house, can be easily reached by car and has many useful and functional spaces. It is also equipped with a super-equipped technical room that is accessible both from inside the house and from the outside. To complete the property, all fenced, surrounded by the expertly cared for garden, there are also several parking spaces and last but not least, the comfortable woodshed and the land with olive trees in production, fruit trees and the vegetable garden of about square meters. 3,500. Possibility of installing a swimming pool for those who wish. The property has easy access and enjoys views across the valley to the sea. .4476



### Main features

<b>Property type</b>	Unifamiliare Casa singola
<b>Building type</b>	Individuale
<b>Surface</b>	193
<b>Premises/Rooms</b>	5
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Flat</b>	-5
<b>Lift</b>	No
<b>Parking space/Garage</b>	No

### Expenses

<b>Property price</b>	485.000 €
-----------------------	-----------

### Construction

<b>Property status</b>	Ottimo
<b>Exposure</b>	ENOS
<b>Heating</b>	autonomo ( 0 )
<b>Energy class</b>	F
<b>IPE index</b>	175kWh/mq

### Distance from

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