

**Agents**

Rossano + 39 328 74 39 010  
Claudia +39 366 56 76 516

**Office**

+ 39 0184 26 44 26  
+ 39 353 41 77 598

**Our location**

Via Roberto 20,  
18012 Bordighera (IM)

## Unifamiliare Casa singola a Vallecrosia

**Cod. 4945**

Strada san Ferian, Vallecrosia

**650.000 €**

### Description

In Vallecrosia, just 4 km from the sea, we offer for sale a splendid detached villa on three levels, ideal for those seeking tranquility and comfort. The villa is located in a semi-hilly area with excellent exposure and panoramic views that extend to the sea. This villa is crowned and fenced by a large garden and a land of about 2,100 square meters, the area is not isolated and allows you to live a few steps from the comforts in an oasis of serenity. The villa is on two living floors divided as follows: on the GROUND FLOOR (about 85 square meters): hospitable and bright entrance, the kitchen, spacious, the living area and the dining room in a large and unique room and a bathroom. Outside there are porches and a private garden, ideal for spending moments of relaxation and conviviality. On the FIRST FLOOR (about 65 square meters): comfortable hallway at night, three bedrooms, a bathroom and large terraces, which allow excellent exposure and an enchanting view. All connected by a very easy and architecturally pleasing internal staircase. In addition, from the ground floor, always connected by an internal staircase, you reach the BASEMENT (about 100 square meters): where there is a large garage, warehouse, laundry room and cellar, perfect for those who need additional practical and organized spaces. The villa is sold partially furnished. To complete and annex to the property for sale, there is a RUSTICO (of about 44 square meters): on two levels, which offers the possibility of expansion by 30% through the house plan, and which is ideal for creating an independent area or for extending living spaces. R4945

### Main features

<b>Property type</b>	Unifamiliare Casa singola
<b>Building type</b>	Individuale
<b>Surface</b>	191
<b>Premises/Rooms</b>	10
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Flat</b>	-5
<b>Lift</b>	No
<b>Parking space/Garage</b>	Plurimo

### Expenses

<b>Property price</b>	650.000 €
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### Construction

<b>Property status</b>	Ottimo
<b>Exposure</b>	ENOS
<b>Heating</b>	autonomo ( 0 )
<b>Energy class</b>	D
<b>IPE index</b>	58kWh/mq

### Distance from

<b>Sea</b>	0 m
<b>City centre</b>	1 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

