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Our location
Via Roberto 20,
18012 Bordighera (IM)

Unifamiliare Casa singola a Vallecrosia

Cod. 4945

Strada san Ferian, Vallecrosia

650.000 €

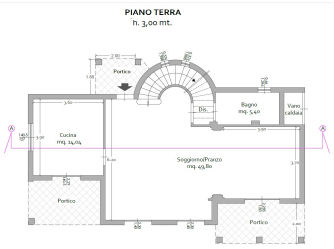


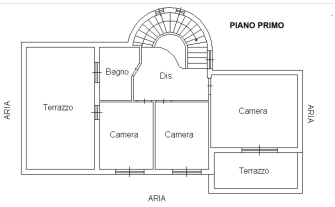












Description

In Vallecrosia, just 4 km from the sea (about a 6-minute drive), a splendid detached villa on three levels is offered for sale, ideal for those seeking both tranquility and convenience. The villa is located in a semi-hilly area with excellent exposure and a panoramic view extending to the sea. The property is surrounded and enclosed by a large garden and land of approximately 2,100 sqm. The area is not isolated, allowing you to enjoy peaceful living while remaining close to everyday amenities. The villa is arranged over two main residential floors, as follows: GROUND FLOOR (approx. 85 sqm): A welcoming and bright entrance hall, a spacious eat-in kitchen, a large living and dining area in one open space, and a bathroom. Outside there are covered porches and the private garden, ideal for relaxing and enjoying convivial moments outdoors. FIRST FLOOR (approx. 65 sqm): A convenient night hallway, three bedrooms, a bathroom, and large terraces offering excellent exposure and a charming view. All floors are connected by a comfortable and architecturally pleasant internal staircase. From the ground floor, also connected by the internal staircase, you reach the BASEMENT LEVEL (approx. 100 sqm), which includes a large garage, storage room, laundry area, and cellar, perfect for those who need additional practical and organized spaces. The villa is sold partially furnished. Completing the property is an adjacent rustic building (approx. 44 sqm) arranged over two levels, which offers the possibility of a 35% extension under the “Piano Casa” regulation. This space is ideal for creating an independent guest house (dependance) or for expanding the existing living area. Ref. R.4945

Main features

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

Expenses

Property price	650.000 €

Construction

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

Distance from

Sea	0 m
City centre	2 km
Railway station	0 m
Shops	2,2 km
Highway toll booth	0 m
Bus stop	1,5 km