

## Unifamiliare Villa a Ventimiglia

**Cod. 5016**

Ventimiglia

**595.000 €**

### Description

Bevera (Ventimiglia) For sale detached villa -semi-detached- of over 300 square meters. Located on the first hill, quiet and sunny area, panoramic, surrounded by greenery and surrounded by 70 productive olive trees, with large indoor and outdoor spaces, (barbecue area with wood-burning oven and numerous ancillary rooms). Surrounding land of about 9000 meters. The villa has double access, one of which is motorized, in addition to the garage, also ample parking. The villa is spread over two levels with two independent apartments: -Garden floor: 100 sqm accommodation consisting of living room, kitchen, two bedrooms, two bathrooms, utility room and corridor, with surrounding garden. - First floor: accommodation of 160 sqm with sunny terrace of 85 sqm. Internally it consists of a large living room of 70 square meters with fireplace, kitchen, corridor, master bedroom and two spacious bedrooms, all overlooking the terrace, as well as two bathrooms and laundry room. The property enjoys a panoramic view of the valley. The villa is strategically located: just a few minutes from the motorway entrance to the French Riviera, close to the train station and only 40 minutes from Nice airport. The property includes a warehouse of 61 square meters, also accessible by public transport, and a cellar of 18 square meters. and the possibility of building a swimming pool and tennis court, to make this property an exclusive residence. Ideal as a main residence, holiday home or semi-detached solution with the possibility of income. R.5016

### Main features

<b>Property type</b>	Unifamiliare Villa
<b>Building type</b>	Individuale
<b>Surface</b>	355
<b>Premises/Rooms</b>	10
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3
<b>Lift</b>	No
<b>Parking space/Garage</b>	Yes

### Expenses

<b>Property price</b>	595.000 €
-----------------------	-----------

### Construction

<b>Property status</b>	Buono
<b>Exposure</b>	
<b>Heating</b>	autonomo
<b>Energy class</b>	F
<b>IPE index</b>	142kWh/mq

### Distance from

<b>Sea</b>	0 m
<b>City centre</b>	1 km
<b>Railway station</b>	0 m
<b>Shops</b>	1 km
<b>Highway toll booth</b>	0 m
<b>Bus stop</b>	0 m

