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Our location
Via Roberto 20,
18012 Bordighera (IM)

Unifamiliare Casa singola a San Biagio della Cima

Cod. 5031

San Biagio della Cima

420.000 €

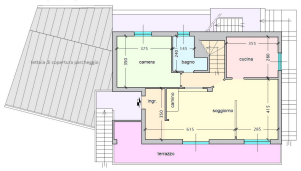




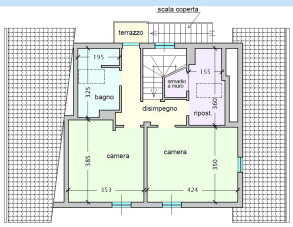








PIANO PRIMO



PIANO MANSARDATO

Description

On the first hill of San Biagio della Cima, in a sunny position and with excellent exposure, a villa in excellent condition is offered for sale. Access to the property is via an automated driveway gate; Walking along an avenue of about 100 meters you reach the main house, which is spread over an area of about 135 square meters distributed on two levels. The main floor is accessed via an external staircase that leads to an entrance loggia. The interiors include a hallway, a large living room with ventilated fireplace and dining area, both with access to a balcony that extends along the entire perimeter facing west, a kitchen, a further hallway, a bedroom and a bathroom. An internal staircase connects to the upper attic floor, consisting of a hallway, two bedrooms, a kitchenette and a bathroom. The two levels, in addition to being connected internally, also have independent entrances, thus offering the possibility of separate use. On the ground floor there are about 85 square meters used as a tavern and ancillary rooms, including a laundry room, cellar and other versatile spaces, ideal as a gym or hobby area. The property also includes a courtyard of about 300 square meters, where there are covered parking spaces and an outdoor area equipped for the summer, equipped with an oven, barbecue and a large masonry table with seats, perfect for welcoming friends and family at any time of the year. The property includes a surrounding land of about 1,500 square meters, completely fenced and planted with 33 olive trees in production. Ref. 5031

Main features

Property type	Unifamiliare Casa singola
Building type	Individuale
Surface	188
Premises/Rooms	7
Bedrooms	3
Bathrooms	2
Lift	No
Parking space/Garage	No

Expenses

Property price	420.000 €

Construction

Property status	Ottimo
Exposure	OS
Heating	autonomo (0)
Energy class	E
IPE index	175kWh/mq
Rateable value	523 €

Distance from

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