

**Agents**

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**Our location**

Via Roberto 20,  
18012 Bordighera (IM)

## Appartamento a Dolceacqua

**Cod. 5053**

Dolceacqua

**250.000 €**

### Description

In the heart of the historic village of Dolceacqua, along the suggestive Via Castello, stands this charming Ligurian residence spread over five floors and with about 150 m<sup>2</sup> of living space. The typical arches and the Mediterranean atmosphere give the building a unique character, enriched by the possibility of organizing the rooms in a versatile way thanks to the two independent entrances and the subdivision into two apartments. The main house welcomes you with a warm living room with a wooden fireplace and a kitchen with a traditional taste. Upstairs there is a large bathroom with bathtub and a bedroom with a practical wardrobe area. Going up further, an additional bedroom with private bathroom offers maximum privacy and comfort. The attic houses the laundry room and gives access to a romantic panoramic terrace of about 10 m<sup>2</sup>, perfect for relaxing while enjoying the view of the village. The guest apartment, completely independent, has a living room with sleeping area, kitchen and bathroom with shower: an ideal solution to host friends, family or for independent use. The property is connected to the public gas network and equipped with a gas boiler for heating and hot water. A cellar room of about 10 m<sup>2</sup>, located in the building opposite, ideal for storing bicycles or equipment, completes the offer. Dolceacqua enchants with its picturesque atmosphere, the services at hand and the surrounding landscape made up of hills, vineyards and paths. The beaches of Bordighera and Ventimiglia can be reached in just 15 minutes, Sanremo in about 35, Monaco in 45, while the international airport of Nice is about an hour away by car. R.5053

### Main features

<b>Property type</b>	Appartamento
<b>Building type</b>	Individuale
<b>Surface</b>	153
<b>Premises/Rooms</b>	8
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Lift</b>	No
<b>Parking space/Garage</b>	No

### Expenses

<b>Property price</b>	250.000 €
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### Construction

<b>Property status</b>	Buono
<b>Exposure</b>	
<b>Heating</b>	autonomo ( 0 )
<b>Energy class</b>	G
<b>IPE index</b>	411kWh/mq

### Distance from

<b>Sea</b>	0 m
<b>City centre</b>	0 m
<b>Railway station</b>	0 m
<b>Shops</b>	0 m
<b>Highway toll booth</b>	0 m
<b>Bus stop</b>	400 m

