

## Villa

### € 218.000 negotiable

### Ref. 438



#### **60 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

EXCLUSIVELY - At 7.5 km from the sea, in a panoramic position with an incomparable view of the Dianese Gulf and the valley, from Cervo to Diano Castello, up to Pizzo d'Evigno, stands the "Villaggio Merea", a real estate complex consisting of about 80 all independent villas with private garden.

The object of the sale is a villa of about 60 square meters. composed of entrance into living room with kitchenette, two bedrooms, bathroom with window, porch from which you can enjoy a breathtaking sea view and very extensive over the whole valley, closet. Thanks to the recent revision of the municipal regulatory plan, it is also possible to evaluate the closure of the porch, thus increasing the living area by approximately 18sqm, thus bringing it to approximately 78sqm overall.

Independent heating and individual autoclave system. The house is in excellent maintenance conditions with exposed wooden roof, PVC windows with double glazing and aluminum shutters.

The house has been recently painted both internally and externally and is finely furnished, ready to be inhabited without the need for any maintenance.

The private garden, measuring about 100 square meters with a priceless sea view, is in perfect condition, partly used as a garden and partly paved. The driveway access to the property allows you to park your car inside.

The building complex, with a pleasant aesthetic aspect, is completely immersed in the green of the Mediterranean scrub and also has a

playground and an equipped area.

## Property Informations

<b>Address:</b> Località Merea	<b>Zip Code:</b> 18013
<b>Bedrooms:</b> 2	<b>Bathrooms:</b> 1
<b>Rooms:</b> 3	<b>State of Preservation:</b> Excellent
<b>Level:</b> Ground Floor	<b>Total Floor:</b> 1
<b>Parking:</b> Uncovered Parking	<b>Age Construction:</b> 1980
<b>Building Costs:</b> € 40	<b>Terrace:</b> Present, 20 sq.m
<b>Garden:</b> Private, 100 sq.m	<b>Sea Distance:</b> 7.500 meter
<b>Kitchen:</b> Kitchenette	

## Features

Terrace: 20 □	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	ADSL Coverage	Cellar: 10 □
Fastweb Coverage	Telephone System	Wiring: By Law
Shower	Wooden Window Frames	Aluminum Frames
Shutters	Sea View	

















