

# Villa

## € 295.000 negotiable

### Ref. 590



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

Villa in energy class B - The property underwent an important energy efficiency intervention in 2022 which brought it to energy class B

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 and up to Pizzo d'Evigno, stands the "Villaggio Merea", a real estate complex made up of approximately 80 independent villas with private garden.

The object of the sale is a villa of approximately 60 m2 comprising entrance into the living room with kitchenette, two bedrooms, bathroom with window, porch from which you can enjoy a breathtaking and very extensive sea view over the entire valley, cellar and parking space. property.

Thanks to the recent revision of the municipal master plan, it is also possible to evaluate the closure of the portico, thus increasing the living area by approximately 18 m2, bringing it to approximately 78 m2 overall.

The strong point of this solution is the energy standard achieved thanks to the following interventions:

- Energy requalification of the external walls using a rock wool coat;
- Energy requalification of the roof by installing extruded polystyrene insulation
- Installation of a combined use condensing boiler;
- Replacement of windows with others in PVC with thermal break and double glazing;

- Installation of thermostatic valves;
- Installation of 3 kWp photovoltaic system with 5 kWh storage system.

The house is in good internal maintenance conditions and excellent with regards to the important improvements made in terms of energy.

The house is therefore ready to be inhabited without the need for any maintenance.

The private garden, measuring approximately 500 m2 with a priceless sea view, is in perfect condition, partly used as a garden and partly paved. The level access to the property allows you to park scooters and motorbikes inside and use the adjacent area for loading/unloading operations. The offer is completed by a private parking space not far away.

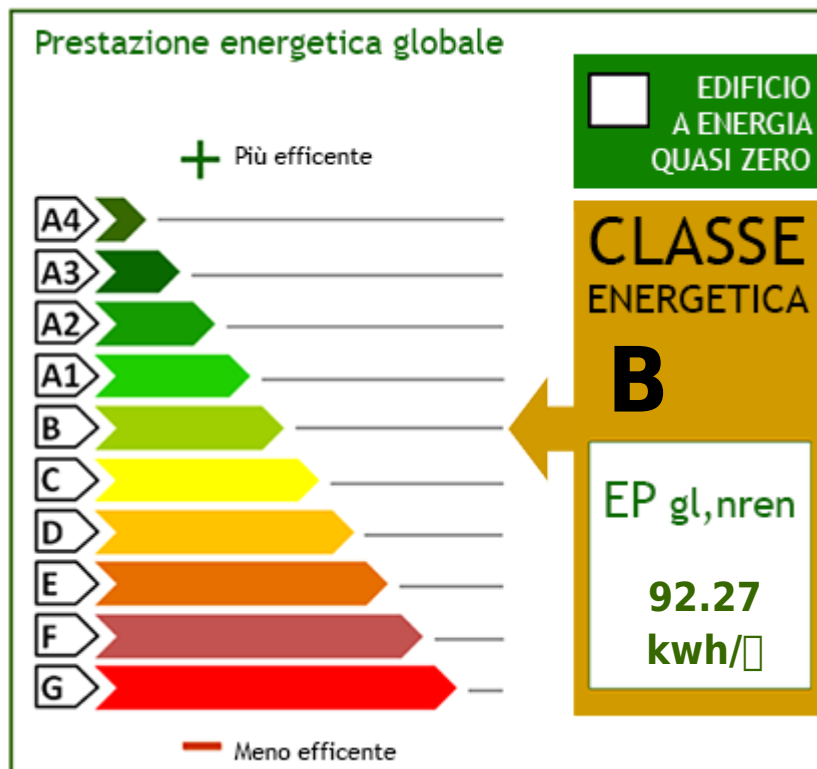
The real estate complex, with a pleasant aesthetic appearance, is completely immersed in the greenery of the Mediterranean scrub and also has a playground and an equipped area.

## Property Informations

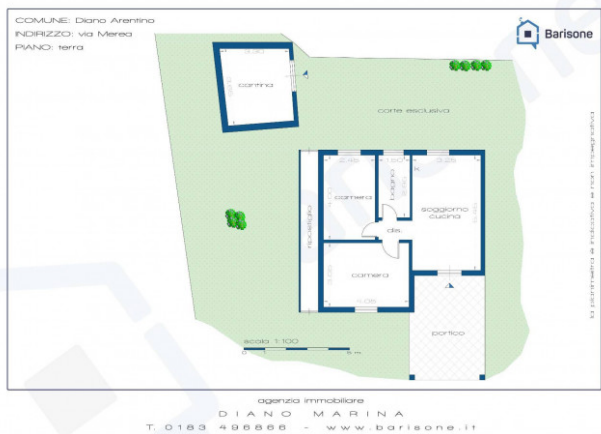
<b>Address:</b> Località Merea	<b>Zip Code:</b> 18013
<b>Bedrooms:</b> 2	<b>Bathrooms:</b> 1
<b>Rooms:</b> 3	<b>State of Preservation:</b> Excellent
<b>Level:</b> Ground Floor	<b>Total Floor:</b> 1
<b>Parking:</b> Uncovered Parking	<b>Age Construction:</b> 1980
<b>Building Costs:</b> € 40	<b>Terrace:</b> Present, 50 sq.m
<b>Garden:</b> Private, 500 sq.m	<b>Sea Distance:</b> 7.500 meter
<b>Kitchen:</b> Kitchenette	

## Features

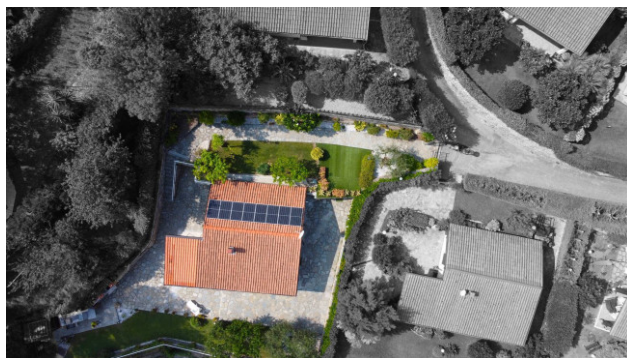
Terrace: 50 □	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	ADSL Coverage	Cellar: 12 □
Fastweb Coverage	Fireplace	Telephone System
Wiring: By Law	Aluminum Frames	Shutters
Sea View		



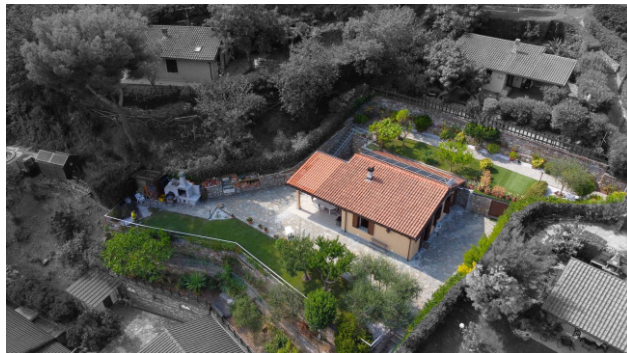














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