

## Single House

### € 330.000 negotiable

### Ref. 626



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

Semi-detached villa to be completed less than 4 kilometers from the sea, in an absolutely privileged position because it is surrounded by greenery and with excellent exposure to the sun and very open views.

At present the load-bearing structure, the roof, the perimeter wall and the external plastering have been created. Internally it needs to be completed, with the possibility of modifying the layout of the rooms compared to the project filed with the Municipality, with a simple variation.

With respect to the project, the construction of an entrance into the living room with separate kitchen, two bedrooms, two bathrooms, a terrace of approximately 30m<sup>2</sup> is envisaged; An internal staircase leads to the basement where there is a large garage and a warehouse. The basement has a total surface area of more than 100m<sup>2</sup>.

It has all the connections to services such as electricity, drinking water, sewerage. The land owned surrounds the villa on 3 sides and is divided into a rear garden with centuries-old olive grove, entrance driveway and access ramp to the garage, garden in front of the basement, olive grove below with a surface area of approximately 1000m<sup>2</sup>.

The location is fantastic and highly sought after, as it is located a few minutes drive from Diano Marina and a short distance from the medieval center of Diano Castello, in a very sunny and quiet position.

## Certification

Energy Class:

## Property Informations

**Address:** Via San Sebastiano

**Zip Code:** 18013

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 3

**State of Preservation:** Rustic

**Level:** Ground Floor

**Total Floor:** 2

**Age Construction:** 2018

**Balconies:** Present, 30 sq.m

**Terrace:** Present, 30 sq.m

**Garden:** Private, 1.000 sq.m

**Sea Distance:** 4.000 meter

**Kitchen:** Regular Kitchen

**Box:** Shed, 100 sq.m

## Features

Terrace: 30 □

ADSL Coverage

Cellar: 100 □

Fastweb Coverage

Telephone System

Sea View

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

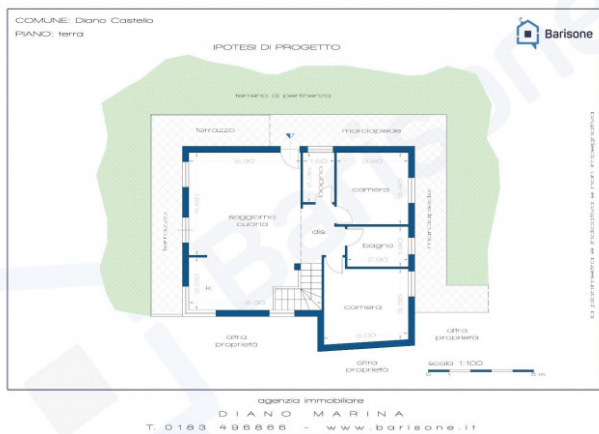
Cafe

Post Offices

Shopping Centers

Municipal Offices











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