

## Apartment for sale in Bordighera

### € 419.000

### Ref. 3Q30



**140 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5**

Bordighera exceptional top floor villa apartment with beautiful sea view.

Inserted in a villa of 4 units, on the first hillside of Bordighera, renovated and elegant, this apartment for sale is distinguished by its comfort and quality. Spread over two floors it has a fantastic tavern of 32 m<sup>2</sup> featuring from a kitchen and a wood-burning oven.

The apartment for sale in Bordighera is in impeccable condition thanks to the full renovation that has enhanced its spaces and embellished it with all the comforts including a private photovoltaic system that classifies it as class A2. Entering on the ground floor, one finds the entrance hall, an open plan kitchen, a cosy and sunny living room with a panoramic balcony overlooking the sea, a double bedroom and a large bathroom. The comfortable masonry staircase accompanies us to the first de last floor with marvellous exposed beams, where are located a large room currently used as a living space (easily convertible into a bedroom), a charming double bedroom furnished to measure, a bathroom and a useful storage room.

Just in front of the entrance of this duplex apartment for sale in Bordighera is the tavern, the real plus of this property, magnificently equipped with a large dining table, a wood-burning pizza oven and kitchen offering unforgettable entertainment's moments.

Other useful spaces used as cellars have been cleverly created on the perimeter of the courtyard. An enclosed parking space enriches the offer.

## Certification

**Energy Class:** A2

**EPgInr:** 41.69 kwh/□

## Features

Floor: On two-levels

Heating: Independent

Parking: Uncovered

Balconies: Present

Terrace: Present

Closet

Cellar

Air-Conditioning

Sea View

Distance from the sea : 2,5 Km

