

## Villa for sale in Vallebona

### € 440.000

### Ref. 5V21



**124 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6**

Vallebona, new country-style villa for sale with olive grove, private vineyard and sea view.

On the first hill of Vallebona, just 1,500 m. from the charming historic centre with its nice restaurants and small shops, about 10 minutes drive to the sea of Bordighera, stands this charming villa for sale, newly built with taste and harmoniously set in the Ligurian countryside, among centuries-old olive groves and a small private vineyard.

Access to the villa for sale in Vallebona is via a convenient secondary road, which leads through the picturesque vineyard to a private entrance that culminates in a pleasant garden in front of the house where 3 or 4 cars can comfortably be parked.

For the most part, the land surrounding the villa is laid out in wide, easily accessible strips and planted with olive trees, giving the villa plenty of privacy and a magical atmosphere.

Inside, the main floor features a bright living room with an open kitchen and access to a terrace-garden perfect for outdoor living, a bathroom, a storage-laundry room and a room with French window, which could easily be used as an additional bedroom or study.

Upstairs, connected to the living room by an internal iron and wooden staircase, there are two bedrooms, currently joined together in a single large main sleeping area with a double bed overlooking the hills and the sea, a second sleeping area

with a single bed facing the hills, a bathroom with a window and a large terrace adjacent to the upper part of the land.

This country-style villa for sale in Vallebona is an authentic and light-filled place, ideal for those seeking contact with nature, inspiration and tranquillity, without sacrificing proximity to the coast and its amenities.

The total land area for sale with this villa in Vallebona covers over 12,000 m<sup>2</sup> and offers the possibility of developing another villa.

## Features

Floor: On two-levels

Heating: Independent

Parking: Uncovered

Terrace: Present

Garden: Private, 12.194 sq.m.

Cellar

Sea View

Distance from the sea : 5 Km

