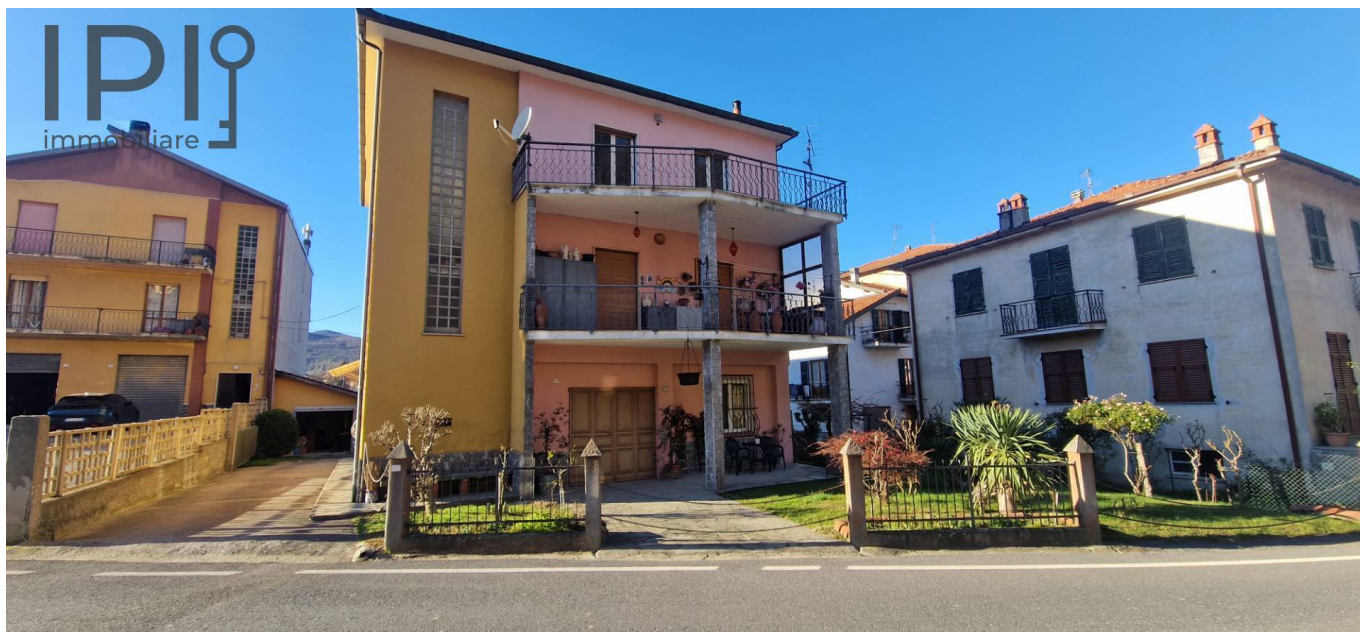


Villa / House for Sale to Mallare



350 square meters | Bathrooms: 3 | Bedrooms: 10 | Rooms: 15

Strategically located 23 km from the sea and a short distance from the town center, yet nestled in the tranquility of a large private garden, we offer a detached villa comprising three separate apartments; an ideal solution for large families, those seeking a multi-family home, or an investment with a guaranteed income.

The ground floor consists of a fully renovated first unit, comprising a large entrance hall, a kitchenette with a living room, two bedrooms, a bathroom, and a pantry/laundry room. The floor also includes an adjacent room, currently used as a storage room, which could easily be converted into a third bedroom or additional living area. The apartment features new systems, double-glazed aluminum windows, and is equipped with a pellet stove, wood stove, or fireplace.

The second floor stands out for its generous and well-organized spaces and comprises a large entrance hall, kitchen with adjoining living room, three spacious bedrooms, bathroom, storage room, and two terraces, one of which is large and perfect for outdoor dining and relaxing. The finishes, although older than the ground floor, are in good condition and ensure the rooms are already perfectly habitable. The property's added value is represented by the third apartment, located on the first floor and identical in layout to the one above. Currently rented, it provides a reliable monthly income, allowing for the reduction of a potential mortgage or additional income.

The villa is surrounded by a large private garden, ideal for those seeking privacy, green spaces or for those wishing to create relaxation areas, barbecue areas, a vegetable garden or a children's play area.

The location is convenient and strategic: very close to the center, to the main services and only 23 km from the sea, reachable in a short time.

Property details

Reference code: 6052

For Sale/For Rent: Sale

Type (Apartment, villa, etc): Villa / House

Region: Liguria

Province: Savona

Municipality: Mallare

Price: € 165.000

Total sqm: 350 square meters

Bedrooms: 10

Bathrooms: 3

Rooms: 15

State of conservation: Great

Floor type: Multi-story

Total floors: 3

Central heating: Self regulating

Current condition: Empty at time of deed

Available: Yes

Balconies: Present

Terrace: Present

Garden: Private

Distance to sea: 22.000 meters

Kitchen: Habitable

Box: Single

Features

Closet

Cellar

Fireplace

Shower

Terrain type: Flat

Additional positions: In the village

Acces

Water: Municipal

Sewerage: Communal

Vegetable garden

Gas: Natural gas

Roof

Light

Suitable for two families

External area

Parkingspace

Garage

Distance to sea

Distance to ski resorts

Distance to hospital

Water bath

Terrain: 300 m²

Nearby

Soccerfields

Sport complexes

Cycle paths

Playgrounds

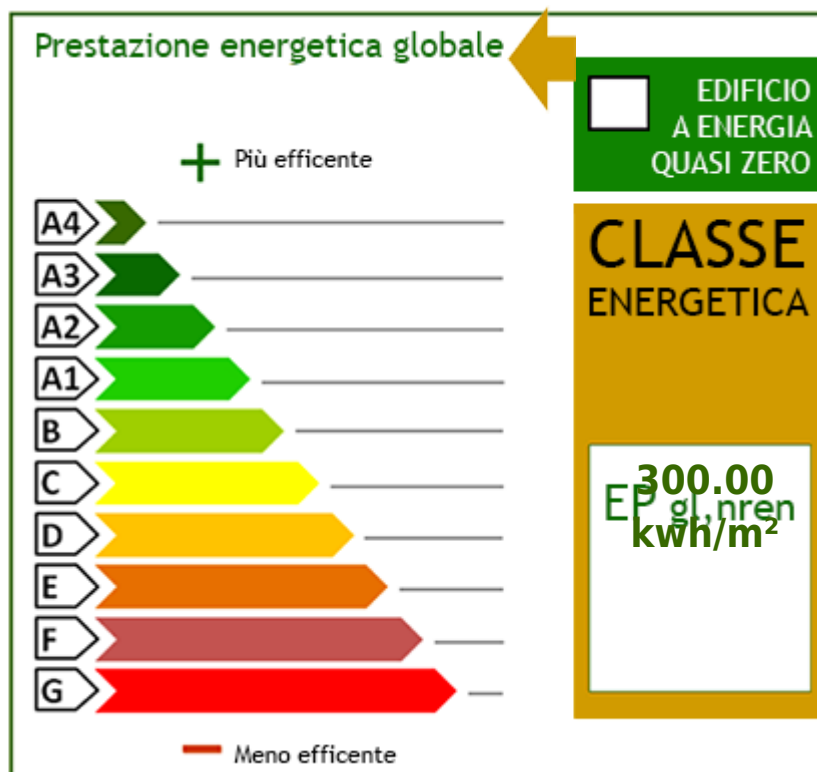
Public transport

Elementary school

Bar

Postal offices

Municipal offices







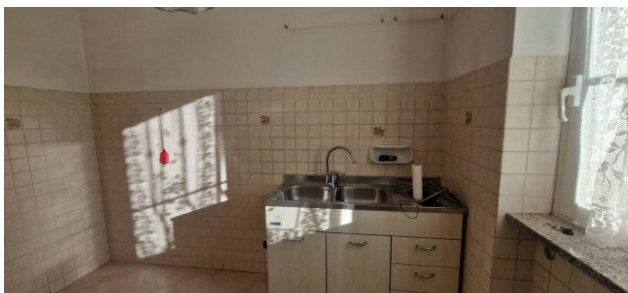
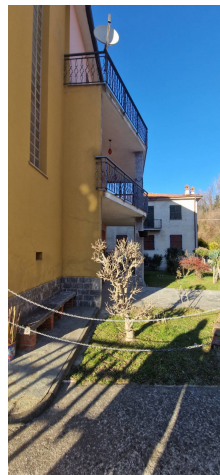
Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

Immobiliare IPI

Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

info@immobiliareipi.it - <https://www.immobiliareipi.it>

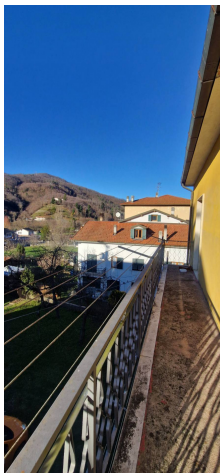
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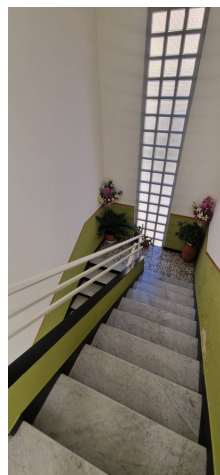




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