

## Villa / House for Sale to Bardineto



### 180 square meters | Bathrooms: 4 | Bedrooms: 3 | Rooms: 6

Beautiful detached villa with B&B potential a few steps from the town centre and less than half an hour from the sea. Recently renovated with meticulous attention to detail, this detached villa represents the perfect combination of living comfort and investment opportunity. Nestled in a fully fenced private garden, it stands out for its attention to detail and intelligent layout. On the ground floor, there is a large living area with an open-plan kitchen, ideal for entertaining, complemented by a bathroom and a functional cellar/storage room.

The first floor, accessible via an external staircase, is already set up for tourist accommodation. There is a room set up as a kitchen or breakfast room and three bedrooms, each with its own private bathroom.

High-quality finishes and tastefully chosen furnishings make this home ready to be lived in or immediately rented out.

Solar panels, hot/cold heat pumps, triple glazed windows, insulated roof.

The property is sold including all the furniture contained within it in like-new condition.

Energy Class A1 should be highlighted.

### Property details

**Reference code:** 6085

**For Sale/For Rent:** Sale

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

**Region:** Liguria

**Province:** Savona

**Municipality:** Bardineto

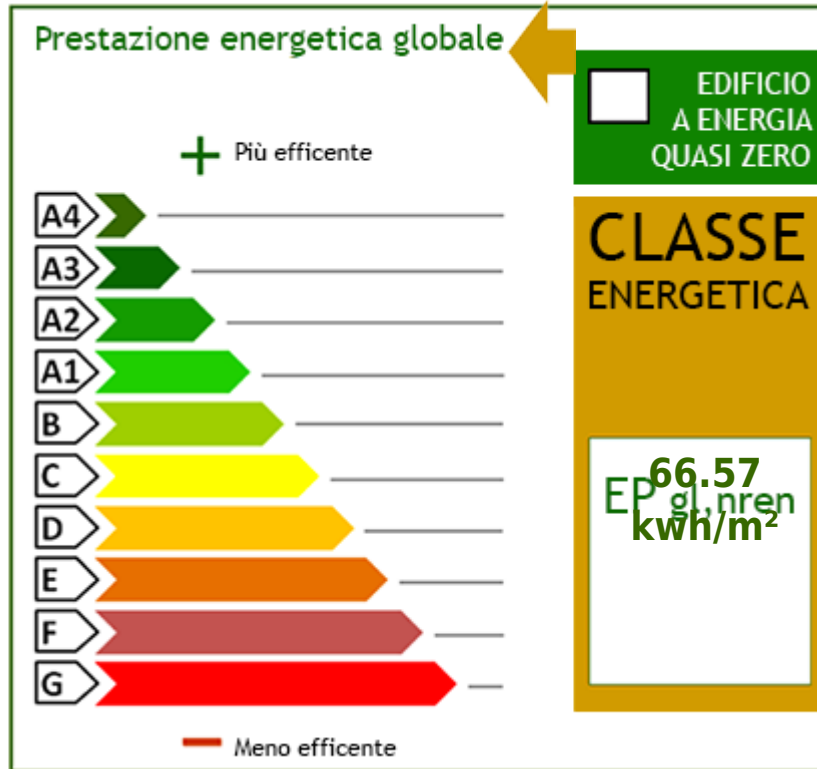
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|---|-------------------------------------|
| <b>Price:</b> € 210.000                         | <b>Total sqm:</b> 180 square meters |
| <b>Bedrooms:</b> 3                              | <b>Bathrooms:</b> 4                 |
| <b>Rooms:</b> 6                                 | <b>State of conservation:</b> Great |
| <b>Floor type:</b> On two levels                | <b>Total floors:</b> 2              |
| <b>Central heating:</b> Self regulating         | <b>Parking space:</b> Open          |
| <b>Current condition:</b> Empty at time of deed | <b>Available:</b> Yes               |
| <b>Balconies:</b> Present                       | <b>Garden:</b> Private              |
| <b>Distance to sea:</b> 23.000 meters           | <b>Kitchen:</b> Habitable           |

## Features

|                        |                                      |                               |
|------------------------|--------------------------------------|-------------------------------|
| TV antenna: Autonomous | Cellar                               | Electrical system: Up to code |
| Shower                 | Aluminium frames                     | Blinds                        |
| Terrain type: Flat     | Additional positions: In the village | Acces                         |
| Water: Municipal       | Sewerage: Communal                   | Special installations         |
| Vegetable garden       | Solar panels                         | Roof                          |
| Light                  | External area                        | Parkingspace                  |
| Distance to sea        | Distance to ski resorts              | Distance to hospital          |
| Water bath             | Terrain: 300 m <sup>2</sup>          |                               |

## Nearby

|                   |              |                   |                   |
|-------------------|--------------|-------------------|-------------------|
| Gyms              | Spas         | Soccerfields      | Sport complexes   |
| Tenniscourt       | Cycle paths  | Playgrounds       | Railway station   |
| Public transport  | Kindergarden | Elementary school | Middle school     |
| High school       | Bar          | Postal offices    | Commercial center |
| 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**

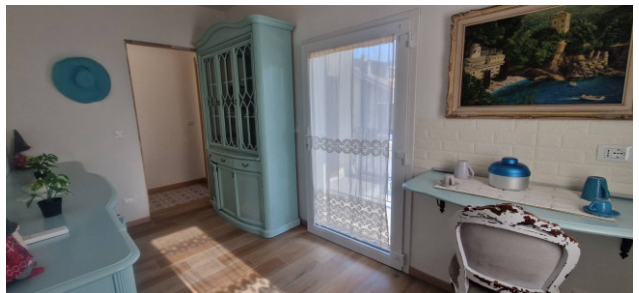
Via Fratelli Francia, 26 - Cairo Montenotte (SV) - Phone number 0195090590 Fax 019504378

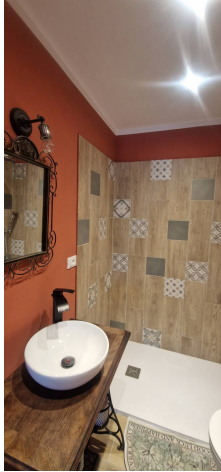
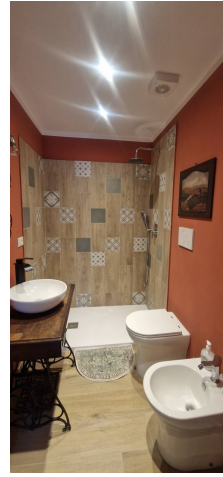
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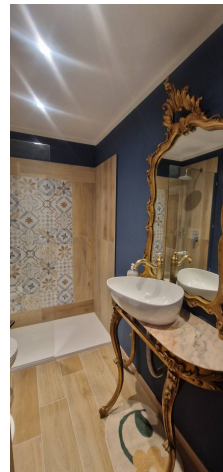
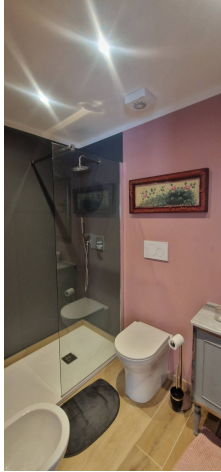


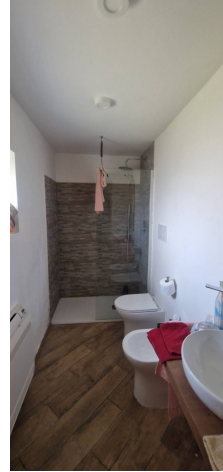
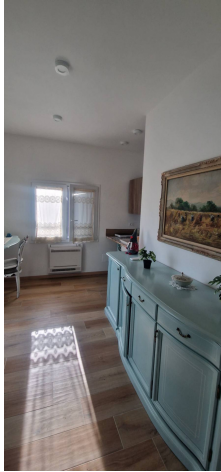
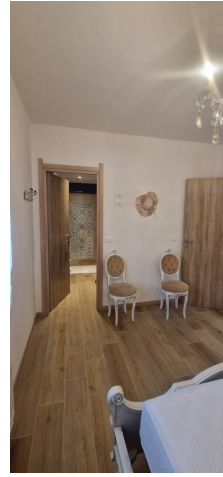
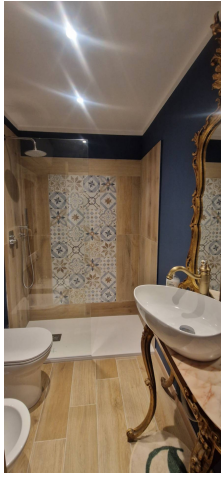


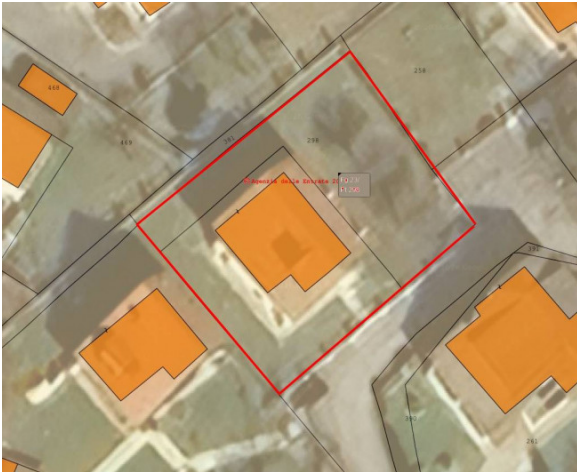


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