



## Albenga - Villa accommodation with garden and garage

**€ 380.000,00**  
**Code 1046**

**Total rooms: 3 | Rooms: 2 | Bathrooms: 2 | Surface area: 120 m<sup>2</sup>**

Albenga - Campochiesa: 3 km from the city center, we offer this stunning villa accommodation consisting of just three residential units. The result of a skillful renovation of an old farmhouse, it is now a bright and well-equipped property with independent entrances, private gardens, parking spaces, and a large garage. The accommodation, located on the first and top floor of this original stone building, comprises an entrance hallway, a large living room with an open-plan kitchen and fireplace, two bedrooms, and two bathrooms, both with windows. The living area leads to two large terraces, one of which features an outdoor kitchen; a third terrace offering wonderful panoramic views is accessible via an external staircase.

The roof is made of exposed laminated wood beams with suitable insulation. Local stone is used extensively on the terrace balustrades. The windows are insulated with double glazing and feature thermal insulation. The property is climate-controlled with underfloor heating, a condensing boiler, and air conditioning. The property also includes a pleasant landscaped garden, a parking space, and a large garage of approximately 35 square meters.

### Certifications

Energy rating	C	53,6 KWh/m <sup>2</sup> a Kw/m <sup>2</sup> a
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## Property information

Announcement date	24/01/26	Total rooms	3
Rooms	2	Bathrooms	2
Status	n.d.	Kitchen	Open kitchen
Storage rooms	n.d.	Floor number	1st
Balconies	n.d.	Terraces	1
Garden	Private	Furnished	n.d.
Heating	Independent heating		

## Services





**Immobiliare Mantellassi Snc**  
Via Vittorio Veneto 35 - Alassio (Italia)  
+39 340 087 6038



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[info@immobiliaremantellassi.com](mailto:info@immobiliaremantellassi.com) [www.immobiliaremantellassi.com](http://www.immobiliaremantellassi.com) +39 340 087 6038



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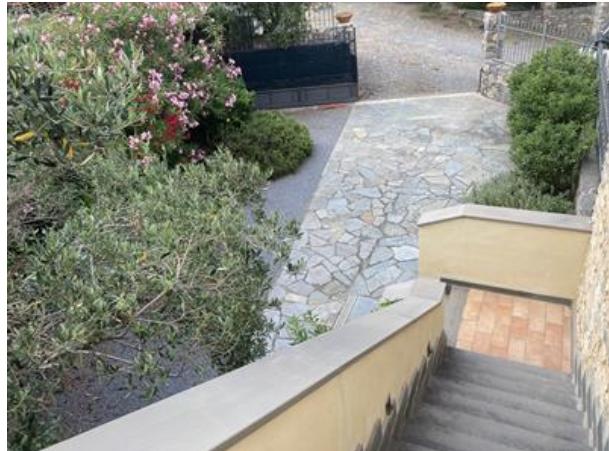
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