



## Alassio – Cavia: Villa with Sea View

**€ 730.000,00**  
**Code 1053**

**Total rooms: 6 | Rooms: 3 | Bathrooms: 3 | Surface area: 220 m<sup>2</sup>**

On the hills of Alassio, in the Cavia region above Solva, we offer the exclusive sale of this recently built villa. Spread over two levels plus a basement, it boasts a beautiful garden, an elegant porch, terraces, and a spacious plot of land with several fruit trees. The property is accessed via a traditional driveway past the electric gate, which leads to the courtyard, which partially serves as a carport. The house is slightly raised above ground level, thanks to its construction. On the main floor, there is a delightful walkable porch, an entrance hall leading to a spacious living room with a fireplace, an open-plan kitchen with a dining table, a bedroom, a bathroom with a window, and a storage room. From the main floor, a slate staircase leads to the upper and lower levels. The upper floor features two bedrooms with ensuite bathrooms and two terraces, as well as a study with a small terrace that also serves as a partition between the two rooms. Descending to the lower level, you enter the basement, where the entire space is a large open-plan tavern with its own bathroom and storage room. The garden, porch, and surrounding land frame this beautiful home, which is suitable for both a family intending to live there and a family seeking a seaside vacation home, surrounded by greenery and far from the noise and bustle of the city. Overall, the unit features a large living room with fireplace, an open-plan kitchen with dining table, three double bedrooms, four bathrooms, a study, a tavern, two storage rooms, a porch, garden, and land. As a good rustic hillside home, a wood-burning oven is a must, perfect for cooking farinata, pizza, fish, or meat. This is a truly captivating and exciting home for those who appreciate this type of living space, where air conditioning isn't necessary (try it and believe it!) and the fireplace lends a charming, poetic feel. The center of Alassio is about 15 minutes away by car or scooter. The land is approximately 3,000 meters and there is also a convenient tool shed not far from the house.

### Certifications

<b>Energy rating</b>	C	51,49 KWh/m <sup>2</sup> a Kw/m <sup>2</sup> a
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## Property information

Announcement date	28/12/25	Total rooms	6
Rooms	3	Bathrooms	3
Status	n.d.	Kitchen	Eat-in kitchen
Storage rooms	n.d.	Floor number	On multiple levels
Balconies	1	Terraces	1
Garden	Private	Furnished	n.d.
Heating	Independent heating		

## Services





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