



**Via Rangè: detached house**  
**€ 680.000,00**  
**Code 1058**

**Total rooms: 5 | Rooms: 3 | Bathrooms: 2 | Surface area: 140 m<sup>2</sup>**

We are pleased to offer for sale this detached sea-view house with a private garden and garage, as well as another two-bedroom apartment with parking space, located within the same property but with separate subunits. These units are located on the first hill, on the sunny Via Rangè, just minutes from the sea by electric bicycle or scooter. The main property comprises approximately 120 square meters, comprising an entrance hall, a sea-view living room with kitchen and porch, two bedrooms, a single bedroom, a bathroom, a laundry room, and a walk-in closet. The property is surrounded by approximately 500 square meters of garden with sea views and a garage located under a terrace. The second unit, located on the same plot but with a separate entrance from the upper road, comprises another 50 square meters and comprises a living room with kitchenette and sea-view terrace, a bathroom, and a double bedroom with a window offering a poetic view of Capo Mele. Another uncovered parking space and a storage room complete the property. The house needs renovation, but has excellent potential. The main features of the house, besides its beautiful architecture, are the large terraces and gardens that surround it.

**Certifications**

<b>Energy rating</b>	F	178,79 KWh/m <sup>2</sup> a Kw/m <sup>2</sup> a
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## Property information

<b>Announcement date</b>	15/03/25	<b>Total rooms</b>	5
<b>Rooms</b>	3	<b>Bathrooms</b>	2
<b>Status</b>	n.d.	<b>Kitchen</b>	Open kitchen
<b>Storage rooms</b>	n.d.	<b>Floor number</b>	On multiple levels
<b>Balconies</b>	1	<b>Terraces</b>	1
<b>Garden</b>	Private	<b>Furnished</b>	n.d.
<b>Heating</b>	Independent heating		

## Services







**Immobiliare Mantellassi Snc**  
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