



## Alassio, Moglio hill, villa for sale with stunning Mediterranean views.

€ 790.000,00

Code 851

**Total rooms: 9 | Rooms: 4 | Bathrooms: 2 | Surface area: 313 m<sup>2</sup>**

Alassio, on the Alassio hill, offers for sale an entire property comprising a three-level villa. On the ground floor, an apartment comprises a kitchen, living room, two bedrooms, and two bathrooms. A large terrace and level garden lie in front of the apartment. On the first floor, a spacious, renovated apartment comprises only one bedroom, a bathroom, a spacious living room with a corner kitchen area, and a large balcony offering a wonderful view of the gulf. On the third floor, with its own entrance, is a large, habitable attic space, once used as a dance hall. The property is surrounded by 2,600 square meters of land, completely planted with olive trees and various fruit trees, including a grape and kiwi pergola. A garage with a covered porch is also included, as well as a pizza oven with a barbecue for mixed grills and a room used as a tavern. A half-court tennis court has been created on the ground-floor apartment level, perfect for practicing and playing tennis against the wall. The villa is equipped with photovoltaic panels and solar panels for the production of hot water, which powers the heating, and in the absence of sun for long days, a classic LPG gas boiler takes over production.

### Certifications

Energy rating	C	1,26 KWh/m <sup>2</sup> a Kw/m <sup>2</sup> a
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## Property information

Announcement date	09/10/24	Total rooms	9
Rooms	4	Bathrooms	2
Status	n.d.	Kitchen	Eat-in kitchen
Storage rooms	n.d.	Floor number	Entire building
Balconies	1	Terraces	1
Garden	Private	Furnished	n.d.
Heating	Independent heating		

## Services





Immobiliare Mantellassi Snc

Via Vittorio Veneto 35 - Alassio (Italia)

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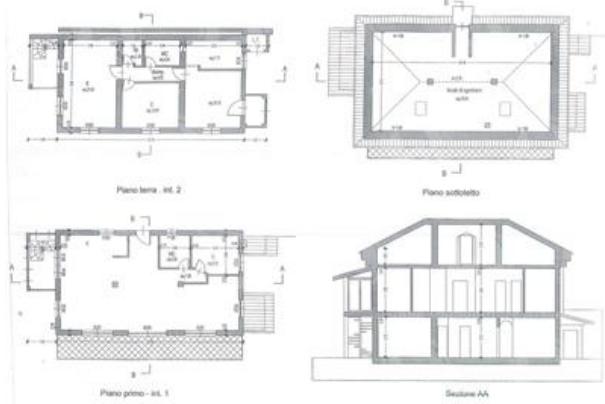
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