



Garlenda, villa with garden and garage
€ 350.000,00
Code 860

Total rooms: 5 | Rooms: 2 | Bathrooms: 2 | Surface area: 200 m²

Garlenda, nestled in the greenery of the golf course, offers for sale a three-level villa. The ground floor features a spacious living room, kitchen area, a double bedroom, and a bathroom with a window. The first floor features a single, large attic bedroom. In the basement, which has dual access from the garage or the ground floor, is a large 25 sq m garage. The garage leads to the cellar, which leads to a large storage room, currently partly used as a comfortable bedroom, the rest of which includes a sofa and an ironing area, and another small room with a bathroom/laundry room. Access to the garage is via a private automatic gate, which also provides a parking space in front of the rolling shutter, as shown in the photos. Another motorized gate is located on the ground floor, providing access to the terrace/courtyard with additional parking spaces. A sliding awning covering 24 sq m has been installed in front of the entrance. The property includes a pleasant and well-kept lawn garden with several olive trees. The garden is equipped with an automatic irrigation system. The villa has independent gas heating and a full burglar alarm system.

Certifications

Energy rating	B	63,85 KWh/m²a
		Kw/m²a

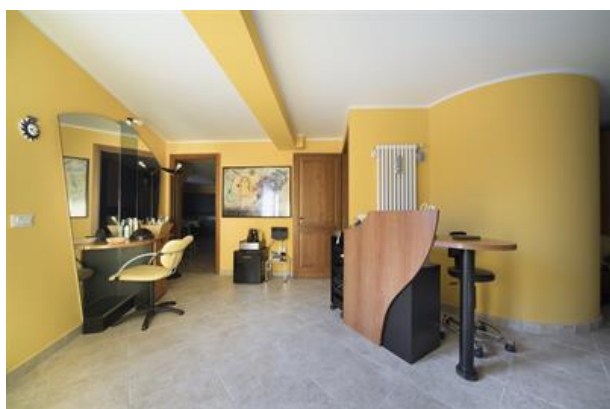
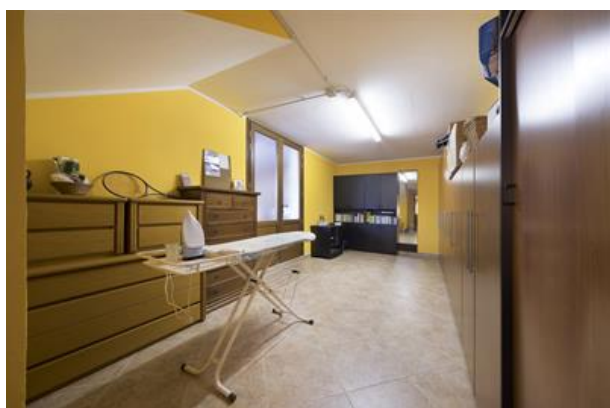


Property information

Announcement date	04/12/24	Total rooms	5
Rooms	2	Bathrooms	2
Status	n.d.	Kitchen	Semi-habitable kitchen
Storage rooms	n.d.	Floor number	Entire building
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 www.immobiliaremantellassi.com +39 340 087 6038