

## Alassio, portion of house with garden 30 meters from the sea.

€ 540.000,00  
Code 05VE31



**Total rooms: 6 | Rooms: 3 | Bathrooms: 2 | Surface area: 115 m<sup>2</sup>**

Alassio. Located in Borgo Barusso, a vibrant western village in Alassio, just 30 meters from the sea, we offer a rare opportunity to purchase a portion of a detached house with a private garden and no condominium fees. The property comprises two levels: the ground floor features an entrance hall, a kitchen, a living room, and a bathroom. The living room currently has a porch that could be converted into a living area. The first floor, accessed by an internal staircase, comprises two bedrooms and a bathroom, all overlooking a private garden of approximately 200 square meters with several citrus trees. There are two separate entrances, one for the house and one for the garden, which can also be reached by scooter or bicycle via a narrow alley typical of historic town centers. The house requires complete renovation, except for the roof, which is in excellent condition and equipped with electric skylights for lighting and ventilation.

### Certifications

<b>Energy rating</b>	G	337,05 KWh/m <sup>2</sup> a Kw/m <sup>2</sup> a
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## Property information

<b>Announcement date</b>	01/11/25	<b>Total rooms</b>	6
<b>Rooms</b>	3	<b>Bathrooms</b>	2
<b>Status</b>	n.d.	<b>Kitchen</b>	Eat-in kitchen
<b>Storage rooms</b>	n.d.	<b>Floor number</b>	Entire building
<b>Balconies</b>	n.d.	<b>Terraces</b>	n.d.
<b>Garden</b>	Private	<b>Furnished</b>	n.d.
<b>Heating</b>	Independent heating		

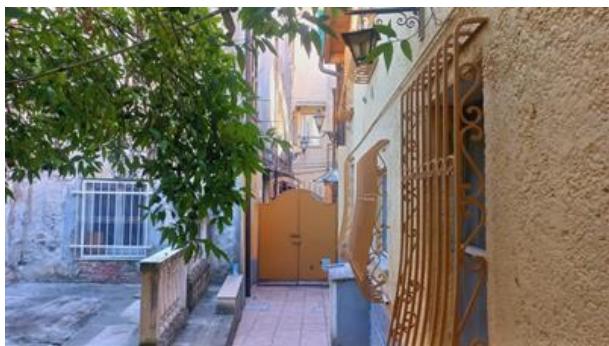
## Services



**Immobiliare Mantellassi Snc**

Via Vittorio Veneto 35 - Alassio (Italia)

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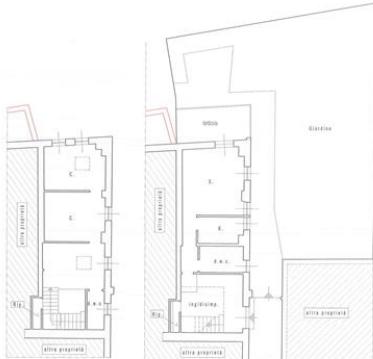


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Piano Primo

Piano Terra

