

**semi-detached villa within the golf course**  
**€ 430.000,00**  
**Code 01VE078**



**Total rooms: 5 | Rooms: 2 | Bathrooms: 2 | Surface area: 150 m<sup>2</sup>**

Exclusive Villa in the Heart of the Garlenda Golf Club: Comfort and Privacy

Located in the most prestigious setting of Garlenda, surrounded by the greenery and tranquility of the golf district, we offer a splendid semi-detached villa on two levels, currently undergoing complete renovation.

The property enjoys a completely independent entrance and a private outdoor area, perfect for those seeking a safe, modern residence surrounded by nature.

The entrance opens onto a large, bright living area with a separate kitchen, designed as the convivial heart of the home, ideal for hosting family and friends. On the same floor, there is a double bedroom with private bathroom, a single bedroom, another bathroom, and a laundry area.

An internal staircase leads to the upper attic floor with a bathroom of approximately 40 metres.

The villa is enhanced by a private garden surrounding the house, a peaceful haven where you can

enjoy the mild Ligurian climate, host al fresco dinners, or simply relax overlooking the greenery of the Golf Club.

Why choose it:

The property is delivered with new fixtures and fittings, ready to offer maximum thermal and acoustic comfort. It's the ideal solution for golf enthusiasts or anyone seeking a luxury retreat just 10 minutes from the sea in Alassio, without sacrificing the tranquility of the hinterland.

## **Certifications**

<b>Energy rating</b>	n.d.	0 Kw/m <sup>2</sup> a
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## Property information

<b>Announcement date</b>	21/03/26	<b>Total rooms</b>	5
<b>Rooms</b>	2	<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>	1st
<b>Balconies</b>	n.d.	<b>Terraces</b>	n.d.
<b>Garden</b>	Private	<b>Furnished</b>	n.d.
<b>Heating</b>	Independent heating		

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## Services

