

## **Elegant Detached Villa with a View of the Gulf of Alassio**

### **Private Negotiation**

**Code 06VE-VAL9**



**Total rooms: 4 | Rooms: 2 | Bathrooms: 1 | Surface area: 110 m<sup>2</sup>**

Detached House with Sea View and Garden – Your Peaceful Corner a Step Away from the Blue

Imagine waking up every morning to sunlight streaming in from every window, surrounded by the silence and greenery of your own garden. Just 1.5 km from the sea, this detached villa is much more than a home: it's an invitation to slow down, breathe, and live better.

With 100 m<sup>2</sup> of thoughtfully designed and functional spaces, this home welcomes you with a spacious, bright living room, a practical kitchen, and two bedrooms where you can truly relax. The bathroom with a window provides light and comfort, while the 500 m<sup>2</sup> garden is perfect for al fresco dining, relaxing, or playing with family.

The property also includes a private parking space and a modern heating system that ensures comfort in all seasons. Every room is flooded with natural light thanks to the excellent exposure on all sides.

This isn't just a house: it's the dream of a new life.

Call now and let yourself be won over by your future sea-view refuge.  
Don't wait for someone else to find out before you.

Cl. F Ipe 441.97 kwh/m2/year.

## **Certifications**

|                      |   |                                                    |
|----------------------|---|----------------------------------------------------|
| <b>Energy rating</b> | F | 441,97 KWh/m <sup>2</sup> a<br>Kw/m <sup>2</sup> a |
|----------------------|---|----------------------------------------------------|

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## Property information

|                          |                     |                     |                |
|--------------------------|---------------------|---------------------|----------------|
| <b>Announcement date</b> | 27/11/25            | <b>Total rooms</b>  | 4              |
| <b>Rooms</b>             | 2                   | <b>Bathrooms</b>    | 1              |
| <b>Status</b>            | n.d.                | <b>Kitchen</b>      | Eat-in kitchen |
| <b>Storage rooms</b>     | n.d.                | <b>Floor number</b> | Earth          |
| <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









