

## Villa for sale in Albenga

### € 350.000

### Ref. 4V70



**188 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6**

Charming villa for sale in Albenga.

Immersed in the heart of Leca d'Albenga, just 3 km from the enchanting coastline and the new cycle path leading to the sea, stands a residence of rare beauty: dating back to 1620, once an ancient church, it has been transformed into a charming residence.

With a privileged position in the heart of the historic center, this villa for sale in Albenga is free on all four sides, entirely built with stone and bricks from a bygone era.

Cozy and suggestive, the villa for sale in Albenga spreads over two floors and boasts a double private entrance leading to an enchanting garden with 2 covered parking spaces. The charm of the atmosphere is already felt from the entrance, with a large living room featuring an impressive exposed brick vault, ideal for welcoming guests with style and warmth. A separate eat-in kitchen adds to the allure.

On the ground floor, a bedroom with exposed walls and an altar offers a touch of suggestion and history, while on the first floor, a charming loft bedroom opens onto panoramic windows overlooking a private terrace.

With the possibility of building an annex, this villa for sale in Albenga offers endless opportunities for customization and restoration, further enhancing its uniqueness and timeless charm. A rare real estate gem just waiting to be restored to its former glory.

## Certification

Energy Class: G

EPgInr: 286.42 kwh/□

## Features

Heating: Independent

Parking: Covered

Terrace: Present, 25 sq.m.

Garden: Private, 400 sq.m.

Closet

Air-Conditioned

Distance from the sea : 3 km

## Nearby

Gyms

Tennis Courts

Bike Lanes

Playgrounds

Train Station

Public Transport

Primary Schools

Secondary Schools

Bar / Restaurant

Post Office / Bank

