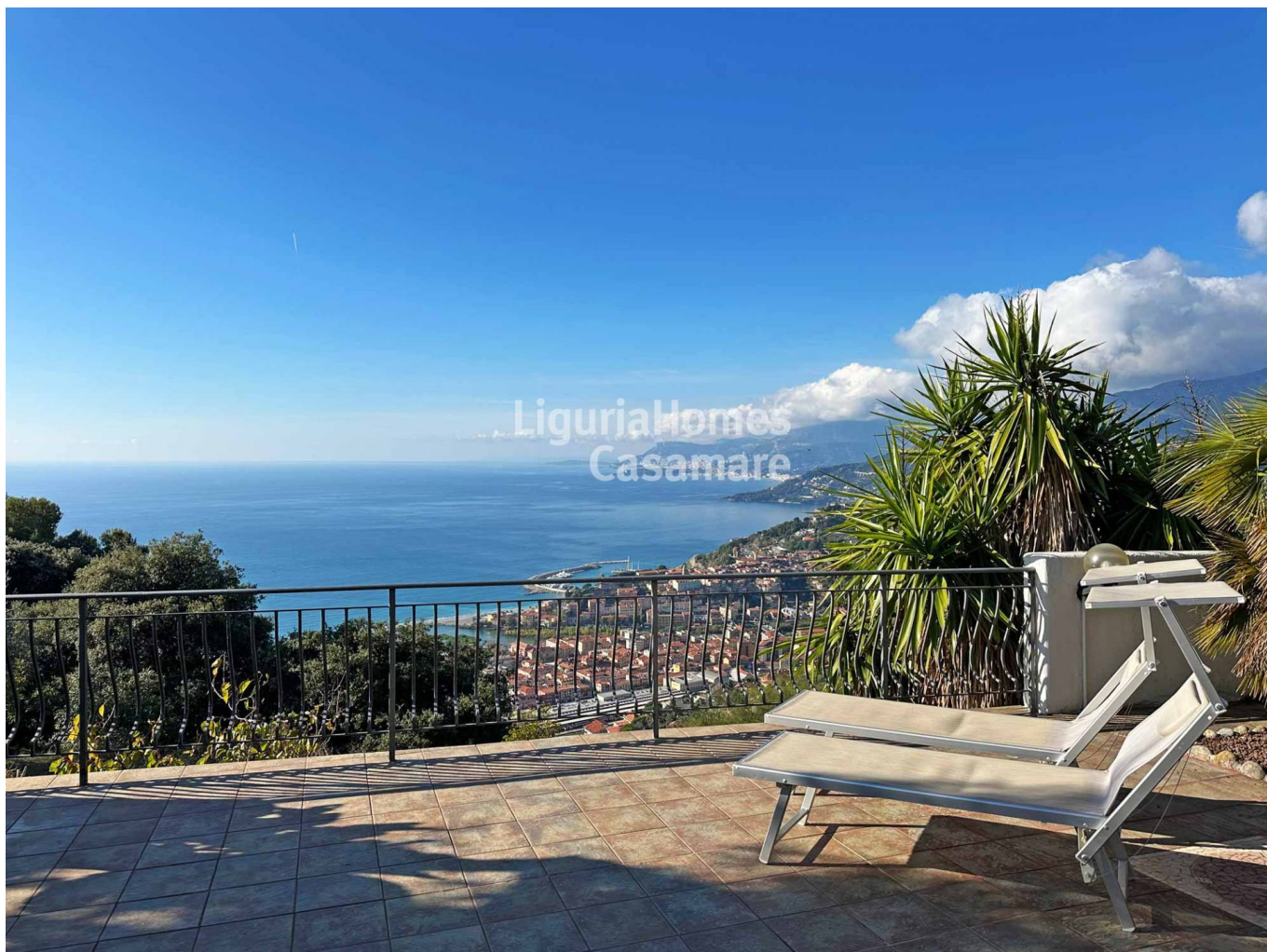


## Villa for sale in Camporosso

### € 470.000

### Ref. 5V53



**89 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

San Giacomo di Camporosso, Villa with superb panoramic views for sale with lovely garden.

On the crest of the first hill behind Ventimiglia, in the panoramic district of San Giacomo in Camporosso, just 6.5 km from the sea, a lovely villa for sale with spectacular sea views stretching to the Côte d'Azur, surrounded by a well-kept garden where it would be easy to build a swimming pool.

The villa for sale in Camporosso, San Giacomo, is the last house on a private road and once through the gate there is an area where up to 3 cars can be parked. The main façade of the villa boasts a fabulous porch with breathtaking views of approximately 16 m<sup>2</sup>, which leads to the entrance on the ground floor where we find the living room with fireplace, open kitchen and a bathroom.

An internal staircase leads down to the sleeping area, which is divided into two bedrooms and another bathroom. The outdoor area, totalling 819 m<sup>2</sup>, includes a large terrace in front of the villa, a tiled area around the house and a garden behind the house complete with a barbecue area.

Thanks to its exceptional location, the villa for sale in San Giacomo, Camporosso, enjoys total privacy and is perfect for those looking for a small villa, silence and panoramic views without being isolated. Ideal as a rental investment given its

modest size, which makes it easy to manage. A real gem.

## Certification

Energy Class: E

## Features

Floor: On two-levels

Heating: Independent

Parking: Uncovered

Terrace: Present, 16 sq.m.

Garden: Private, 819 sq.m.

Cellar : 7 □

Sea View

Distance from the sea : 6,5 Km

