LiguriaHomes Casamare Alassio
Via XX Settembre 61 - 17021 Alassio (SV)
+39 0182 1900725

Villa for sale in Andora
€ 2.500.000
Ref. 8V08



240 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8

Contemporary villa with private park and pool in Pinamare, Andora.

Set within the exclusive residential hillside of Pinamare, one of the most sought-after enclaves on the Ligurian Riviera, this detached Villa with private pool offers privacy, architectural identity and over 3.500 sqm of Mediterranean landscaped park.
Designed by a renowned local architect and completed in 2003, the property enjoys excellent access to Alassio and the French Riviera.

Arranged over two levels, the villa is defined by its full-height glazing, an architectural element that connects the interiors with the surrounding landscape and enhances natural light throughout the home.
The main floor features a generous living area with fireplace, dining space and library corner, an independent kitchen opening onto a patio ideal for outdoor living, a bedroom, a bathroom and a storage room.
A distinctive staircase leads to the upper level, where a mezzanine overlooking the glazing introduces two bedrooms, each with walk-in wardrobe and private bathroom. The principal bedroom also provides access to a characterful tower room, suitable as a study, reading space or private retreat.

Outdoors, the swimming pool is positioned within a secluded area of the park, alongside dedicated relaxation spaces and

sun terraces. Three garages with technical predispositions, independent heating with dual boilers and roof surfaces suitable for future photovoltaic installation complete the property.

A refined villa that combines architecture, light and Mediterranean landscape in one of the Riviera's most desirable residential settings.

Certification

Energy Class: D	**EPglnr**: 159.22 kwh/□

Features

Total sq.m.: 240 sq.m.	Bedrooms: 3
Bathrooms: 3	Rooms: 8
Heating: Independent	Parking: Uncovered
Balconies: Present	Garden: Private, 3.500 sq.m.
Garage: Triple	Closet
Cellar	Air-Conditioned
Sea view	Distance from the sea : 1 Km
Swimming pool	

Nearby

Gyms	Tennis Courts
Playgrounds	Public Transport
Bar / Restaurant	Post Office / Bank

















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