LiguriaHomes Casamare Bordighera
Via Vittorio Emanuele 96 - 18012 Bordighera (IM)
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# Villa for sale in Soldano
# € 485.000
## Ref. 5V60




### 128 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 9

Country villa for sale in Soldano with sea views and a large level olive grove.

Set in a particularly charming location in the peaceful countryside behind Bordighera, this attractive country villa for sale is situated in the hamlet of San Martino, Soldano. Created through the renovation and extension of an old Ligurian farmhouse, the property is now arranged over two levels.

The upper floor is ready to move into and offers bright, welcoming interiors with an authentic rural character. It includes a kitchen, living room, bedroom, bathroom and a spectacular panoramic terrace overlooking the olive grove, the surrounding countryside and the sea beyond.
Connected by an internal staircase, the ground floor has already been extended and fitted with the main systems. The internal layout is complete, while the new owner can choose the flooring, windows and final finishes. This level includes a spacious living area opening onto a charming covered terrace, a kitchen, a dining room or study and a second bedroom.

One of the most distinctive features of this villa for sale in Soldano is the approximately 6.000 sqm of land surrounding the house. The property includes a beautiful, largely level olive grove with 105 olive trees, an exceptionally rare feature in Liguria.

The grounds are spacious, easily accessible and ideal for outdoor living, cultivating the olive trees, producing high-quality extra virgin olive oil, entertaining family and friends or simply enjoying the peace and natural beauty of the setting. There is also potential to add a swimming pool, subject to the necessary authorisations. A natural water spring is located within the property, while the house is connected to the public sewer system.

The property also includes a detached building of approximately 28 sqm with generous internal height, suitable for use as a garage, storage area or workshop.

Its south-west orientation provides excellent sunlight throughout the day and beautiful sunsets in a private and peaceful environment. Although surrounded by nature, the villa remains conveniently close to local services. The picturesque village of Vallebona is around 10 minutes away and offers traditional restaurants, a pharmacy and a grocery shop. Close to the property, there is also a small family-run restaurant specialising in traditional Ligurian dishes prepared to order.

The beaches and town centre of Bordighera can be reached in approximately 15 minutes, while Nice International Airport is around one hour away.

This country villa for sale in Soldano is a rare opportunity to purchase an authentic home in the Ligurian countryside, surrounded by nature and within easy reach of Bordighera, the Italian Riviera and the Côte d’Azur.

## Certification

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| **Energy Class**: G | **EPgInr**: 347.09 kwh/□ |

## Features

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| Total sq.m.: 128 sq.m. | Bedrooms: 3 |
| Bathrooms: 2 | Rooms: 9 |
| Heating: Independent | Parking: Uncovered |
| Terrace: Present | Garden: Private, 6.018 sq.m. |
| Garage: Double, 28 sq.m. | Air-Conditioning |
| Sea View | Distance from the sea : 8 km |

















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