LiguriaHomes Casamare Bordighera
Via Vittorio Emanuele 96 - 18012 Bordighera (IM)
+39 0184 264764

Villa for sale in Vallebona
€ 650.000
Ref. 5V01



138 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

Vallebona, villa in perfect condition for sale on the first hill with panoramic views stretching all the way to the sea.

Built in 2020 to a high standard and thinking to reache the maximum energy efficiency, this villa for sale in Vallebona is a single-storey property set within private grounds of approximately 3,400 m², predominantly planted with productive olive trees. Its prime location ensures plenty of natural light throughout the day and an enchanting panoramic view stretching from the hills to the sea, which is just 5 km away.

The villa for sale in Vallebona forms part of a development comprising several detached houses, with limited external traffic thanks to an automated gate that ensures security and tranquillity, as well as an excellent access road. The villa is reached via a stretch of private road that crosses the private grounds and leads to the main area, where the villa is situated alongside a second building comprising a large 28 m² garage, a separate 25 m² utility room, and a spacious car park.

Upon entering the villa for sale in Vallebona, we find ourselves immediately in the large living room with an open-plan, fully fitted kitchen featuring double-height ceilings and stunning exposed wooden beams. The modern kitchen includes a dining area overlooking a portico that leads to the immense, sun-drenched terrace facing the sea, from which one can enjoy a fantastic view of the sea and the mountains. Adjacent to the living room is the first bathroom. From the living

area, a corridor leads to the sleeping area, comprising the main bathroom with a spa bath, a master bedroom with a spacious walk-in wardrobe, and two further bedrooms.

This villa for sale in Vallebona stands out for its architectural details and impeccable maintenance both inside and out, where everything is meticulously cared for, as well as for its energy-efficient features, offering a superior standard of living comfort, such as triple-glazed windows and a controlled mechanical ventilation system, all powered by a 6 kW photovoltaic system with 10 kW storage batteries.

A separate 25 m² room, adjacent to the garage, currently fitted out as a gym and laundry room, offers additional space; its location guarantees complete privacy and a 180° view stretching from the hills to the sea, yet it is by no means isolated, being just 1 km from the historic centre of Vallebona with its restaurants, pharmacy and small shops, including a grocery shop and a bakery. The sea at Bordighera can be reached in less than 10 minutes by car.

A real gem.

Certification

Energy Class: A4

EPglnr: 19.52 kwh/□

Features

Total sq.m.: 138 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 5
Floor: Ground Floor	Heating: Independent
Terrace: Present	Garden: Private, 3.404 sq.m.
Garage: Double, 28 sq.m.	Closet
Cellar	Sea View
Distance from the sea : 5 Km	

















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