



In **prima collina**, **casa indipendente di circa 150 M/2** interni composta di **ingresso, cucina, soggiorno con ampia veranda, due camere, bagno e camera con bagno nel sottotetto.**

Completano la proprietà un **terrazzo frontale di 80 M/2, 1750 M/2 di terreno circostante pianeggiante** (2 belle fasce), **quattro ampi magazzini** ed ampia **zona parcheggio** con **ingresso comodo da strada.**

A **3,5 km. dal centro**, vicino fermata **bus urbano** (Linea San Romolo), **bella esposizione** luminosa e soleggiatissima con **ampia vista mare.**

Classe Energetica G - IPE: 175

€ 248.000

Independent villa at 3.5 Km. from the center of Sanremo, well positioned and with a wide sea view. On the first hill, independent house of about 150 m2/2 interiors comprising entrance hall, kitchen, living room with large veranda, two bedrooms, bathroom and bedroom with bathroom in the attic.

The property includes a front terrace of 80 M/2, 1750 M/2 of flat surrounding land (2 large strips), four large warehouses and a large parking area with convenient entrance from the main road.

At 3.5km. from the centre, near the urban bus stop (San Romolo line), beautiful bright and very sunny exposure with a wide sea view.

€ 248.000

Rif. I 013

Prezzo: € 248.000,00

