

## Villa for sale in Vallebona

### € 995.000

### Ref. 5V33



**223 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 14**

Madonna della Neve, Vallebona elegant villa for sale with sea views and landscaped garden.

In a quiet, residential location in Madonna della Neve, between Bordighera and Seborga, we are offering for sale a fully refurbished villa with relaxing views up to the sea, a flat lush garden, spacious terraces and comfortable outdoor areas that can be enjoyed for much of the year. The property is situated in a secluded, panoramic hillside area, ideal for those wishing to live in a green and peaceful setting, without sacrificing proximity to amenities and the sea, at only 15 minutes drive.

The location is particularly attractive for resident families or international clients seeking a home in Liguria with excellent connections to the French Riviera, the Côte d'Azur, Monaco and Nice Airport at only 35 minutes, thanks to quick access to the motorway of Bordighera.

The villa for sale in Vallebona, Madonna della Neve, is spread over two floors and offers spacious, bright and well-designed rooms. On the ground floor, there is a large living room living room with high ceilings and exposed beams, an open-plan kitchen, a dining area, a bedroom and a bathroom. The interior spaces flow naturally into the outdoors, creating a pleasant continuity between the living area, the porch and the garden. The upper floor comprises three bedrooms, two bathrooms, panoramic terraces and a delightful loggia, perfect for enjoying the unobstructed sea views, the tranquillity of

the hills and the mild climate that characterizes this part of West Liguria.

The outdoor spaces of this villa for sale in Madonna della Neve, Vallebona, are one of the property's key strengths: the porch is ideal for al fresco dining and moments of relaxation, whilst the private garden, ample and well-exposed, lends itself perfectly to potentially accommodating a beautiful swimming pool, further enhancing the villa's liveability. The property is completed by two large double garages and two uncovered parking spaces, a particularly important feature for a residence designed for everyday living, for a family or for those seeking a comfortable and functional holiday home.

Currently, the villa appears as a single residence, but the layout of the spaces and the configuration of the systems offer natural flexibility of use, allowing, if necessary, for a more independent management of the rooms. An attractive feature for anyone looking for a solution suitable for larger families, guests or different living requirements.

## Certification

Energy Class: G

EPgInr: 312.21 kwh/□

## Features

Floor: On two-levels

Heating: Independent

Parking: Uncovered

Terrace: Present, 130 sq.m.

Garden: Private, 1.500 sq.m.

Garage: Quadruple, 64 sq.m.

Air-Conditioning

Sea View

Distance from the sea : 7000 mt

## Nearby

Public Transport

