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

# Villa for sale in Bordighera
# € 1.490.000
## Ref. 3V49




### 252 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 7

New build Villa for sale in Bordighera with panoramic sea view and swimming pool.

Nestled in the first hill of Bordighera in a quiet and panoramic position, villa for sale featuring from a wonderful open views stretching from the hills to the Mediterranean sea. It is currently under construction and will be sold fully completed, offering the advantage of being still fully customisable in terms of finishes, internal layout and pool size.

The villa for sale in Bordighera is arranged over two levels. The arrival and ground floor, measuring approximately 95 m2, comprise a living room with open-plan kitchen, two bedrooms and two bathrooms. A comfortable internal staircase leads to the lower ground floor of approximately 157 m2, where there are a third bedroom with full sea view, a bathroom, a laundry room/cellar, an additional sea view room perfect as a walk-in wardrobe or study, and a large room with en suite bathroom and French doors opening onto the garden where the 6 x 3 m swimming pool will be built.
A double-width garage is located on the same level as the ground floor, adding practicality and comfort to this new villa on west Liguria.

The specifications include underfloor heating, solar panels, PVC double glazed windows and external insulation, all designed to ensure excellent energy performance. Once completed, the villa will achieve the highest energy rating. At this stage, the finishes, internal divisions and pool dimensions can still be tailored to the buyer’s preferences.

This sea view villa for sale in Bordighera stands in a strategic yet peaceful location, with easy access, convenient proximity to the motorway and the sea reachable in around 5 minutes. Nice Airport is approximately 40 minutes away.

## Certification

**Energy Class**: A4

## Features

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|---|---|
| Total sq.m.: 252 sq.m. | Bedrooms: 4 |
| Bathrooms: 4 | Rooms: 7 |
| Floor: Ground Floor | Heating: Independent |
| Parking: Uncovered | Terrace: Present |
| Garden: Private, 5.627 sq.m. | Garage: Double, 25 sq.m. |
| Closet | Cellar |
| Air-Conditioning | Sea View |
| Distance from the sea : 3500 mt | Swimming pool |

## Nearby

Public Transport

## Rooms

Laundry Room



















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