Villa for sale in Camporosso
€ 1.520.000
Ref. 5V58

261 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 13

Elegant villa for sale in Camporosso, San Giacomo, with sea views, swimming pool and lush Mediterranean garden.

Set in a peaceful, panoramic position on the lower slopes of San Giacomo, Camporosso, this beautiful villa for sale enjoys sea views and a convenient location within easy reach of Bordighera, Ventimiglia, the French Riviera, Nice Airport and Monaco. It offers the tranquillity of the Ligurian countryside while remaining close to the coast and its amenities.

Built just a few years ago using high-quality materials, the villa combines the charm of traditional Tuscan and Umbrian country houses with the comfort and energy efficiency of a modern home. Antique materials and contemporary features blend naturally, creating warm and welcoming interiors.

The entrance opens into an elegant living room with antique parquet flooring, adjoining a dining room finished with traditional Umbrian tiles. Original 18th-century doors add character throughout the house, while the kitchen features antique terracotta flooring. A second sitting area, with its Burgundy limestone fireplace, provides a particularly cosy space. A beautiful oak ceiling completes the entire living area.
The main floor also includes a versatile study or guest bedroom, a bathroom, a utility room and a spacious cellar. Upstairs, the principal bedroom has an en-suite bathroom and a private covered terrace with panoramic views. Two further double bedrooms and another bathroom complete the first floor.

Despite its traditional appearance, the villa benefits from excellent modern construction standards, premium-quality timber windows and doors, a 6 kW photovoltaic system and an A3 energy rating, ensuring high energy efficiency and low running costs.

Outside, a beautifully maintained lawned garden surrounds two sides of the villa. Just beyond the kitchen and dining room, a private outdoor dining area with barbecue is perfect for relaxing and entertaining in complete tranquillity.
The gently sloping grounds feature Mediterranean plants, a vegetable garden, orchard, vineyard and approximately 30 productive olive trees. An above-ground swimming pool, attractively integrated into the greenery, offers another peaceful place to enjoy the Riviera's mild climate.

The property also benefits from easy access and several private parking spaces, including a covered one.
With its sea views, swimming pool, generous outdoor spaces and distinctive country-house character, this villa for sale in Camporosso offers an appealing combination of traditional Italian charm, privacy and modern comfort, just a short distance from the Italian and French Rivieras.

Certification

Energy Class: A3

EPglnr: 36.91 kwh/□

Features

Total sq.m.: 261 sq.m.	Bedrooms: 4
Bathrooms: 3	Rooms: 13
Floor: On two-levels	Heating: Independent
Parking: Covered	Terrace: Present
Garden: Private	Closet
Cellar	Air-Conditioning
Sea View	Distance from the sea : 6,5 Km
Swimming pool	

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