

Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Bordighera (IM) VIA COLLA 11

Charming Villa with Stunning Views of the French

This charming villa, situated in a prime location with breathtaking views of the sea and the nearby French Riviera, presents a unique opportunity for those seeking an exclusive, bright, and sunlit home at any time of the day.

Main Features:

Private Park: The property is surrounded by a flat park of 2000 sqm, complete with a splendid swimming pool, a solarium with 12 sun loungers, and a barbecue area, all framed by a spectacular sea view.

Bedrooms: The villa offers 3 spacious double bedrooms, each with a panoramic balcony offering extraordinary views of Monte Carlo and the French Riviera.

Wellness Rooms: Two of the double bedrooms have been transformed into wellness rooms, complete with a whirlpool bath in the room and a chromotherapy shower, providing a truly relaxing experience.

Guesthouse: The villa includes a guesthouse with a separate entrance, consisting of a spacious double bedroom, an additional third bed, bathroom, kitchenette, and sofa. Perfect for guests or staff.

Common Areas: The villa features a large living room and a kitchen with an adjoining dining room, ideal for socializing.

Expansion Project:

The property includes an approved project for the expansion of an additional 60 sqm of living space and 50 sqm of bioclimatic pergola, offering the opportunity to increase the value and comfort of the villa.

This villa is the ideal choice for those seeking to live in peace and tranquility, under the shade of olive trees, with the possibility of enjoying exclusive and personalized services such as boat trips, visits to iconic locations in Monaco and the French Riviera, and much more. Don't miss out on this unique opportunity.

INFORMATION

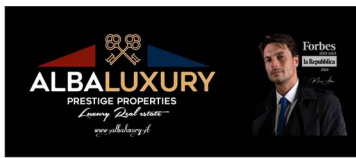
Ref.	Liguria 092
Type	Sale
Category	Villa
Price	4,500,000.00
Annual Expense	
Year	
Energetic Class	C 98.21

NUMBER

Rooms	8
Bedrooms	4
Bathrooms	4
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	320
Garden	2000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	See
View	Sea View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Furnished	Type living	Salon
Kitchen	Eat-In Kitchen	Heating	Independent	Floors Living Room	Ceramic
Floors Bedrooms	Parquet				

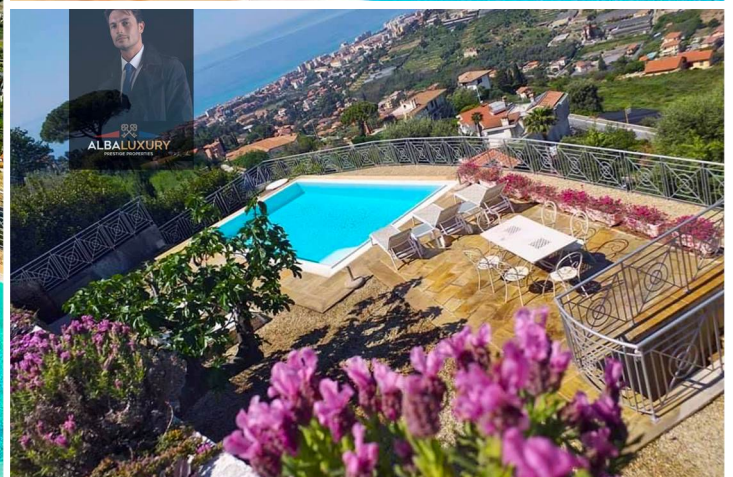
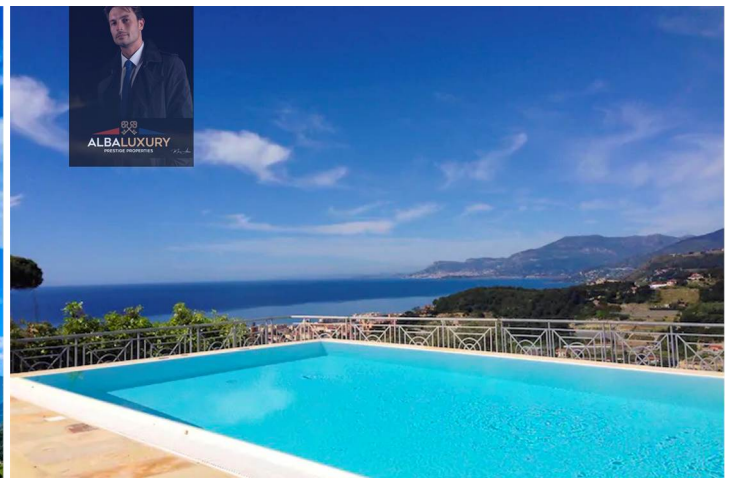
ACCESSORIES

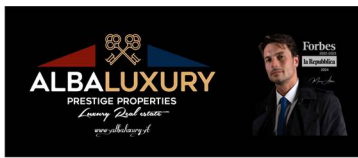
Air conditioning

Swimming pool

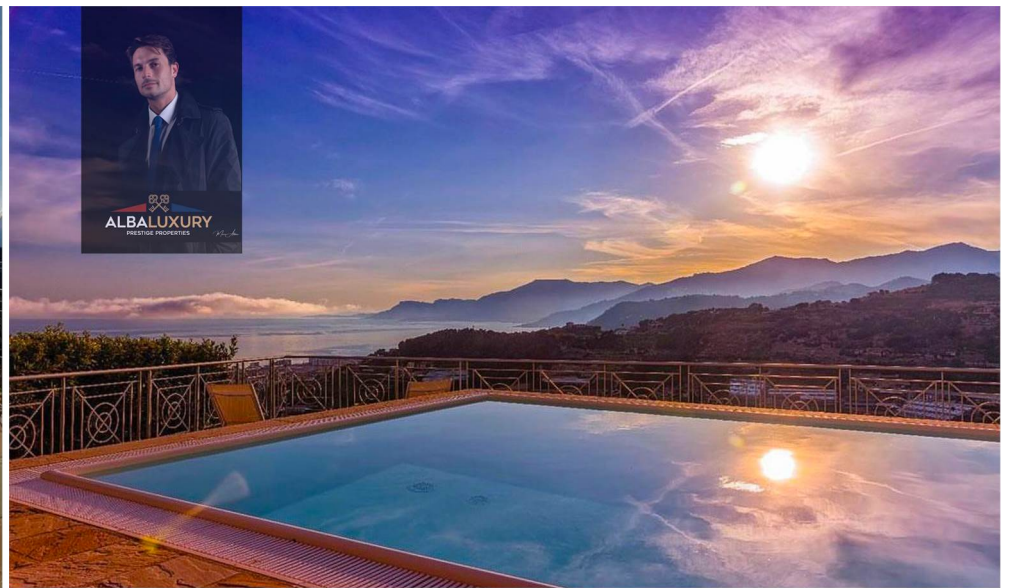
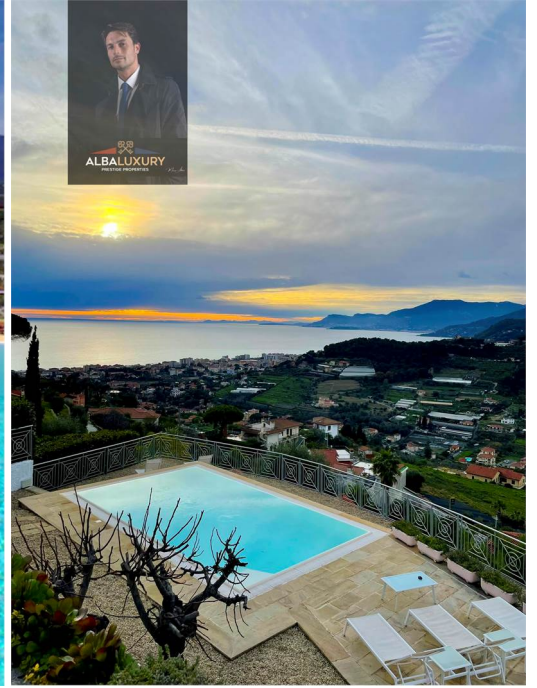
Outdoor tables

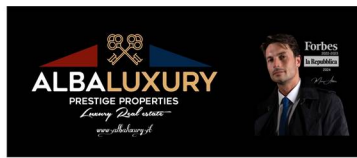
IMAGES



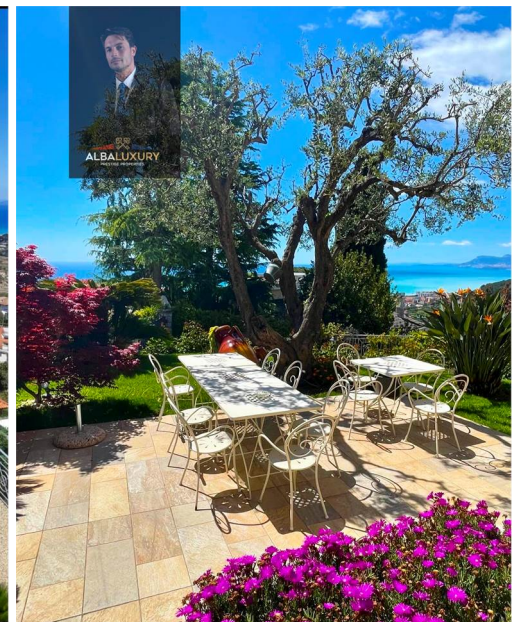
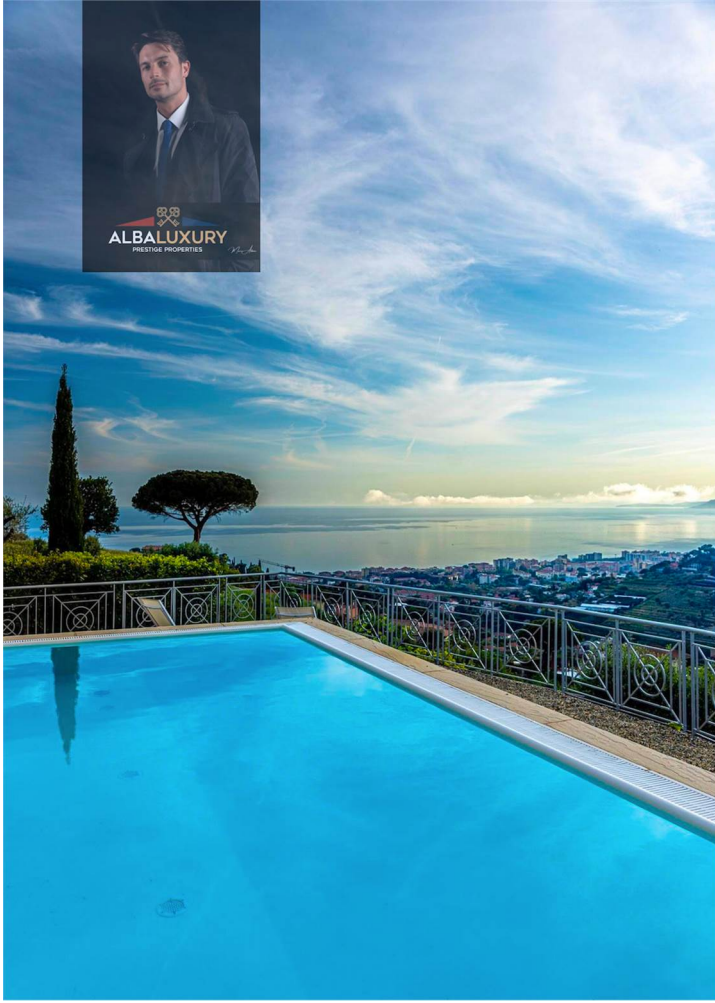


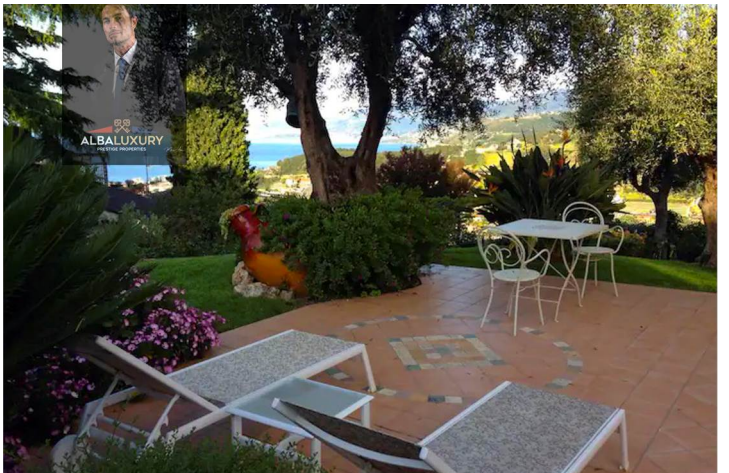
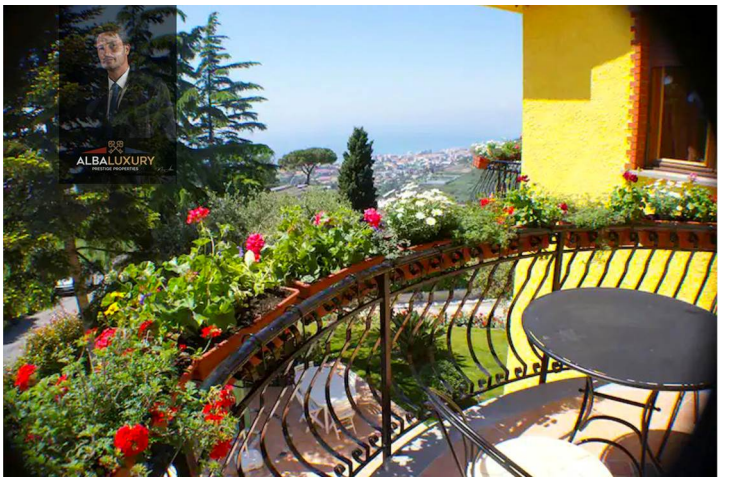
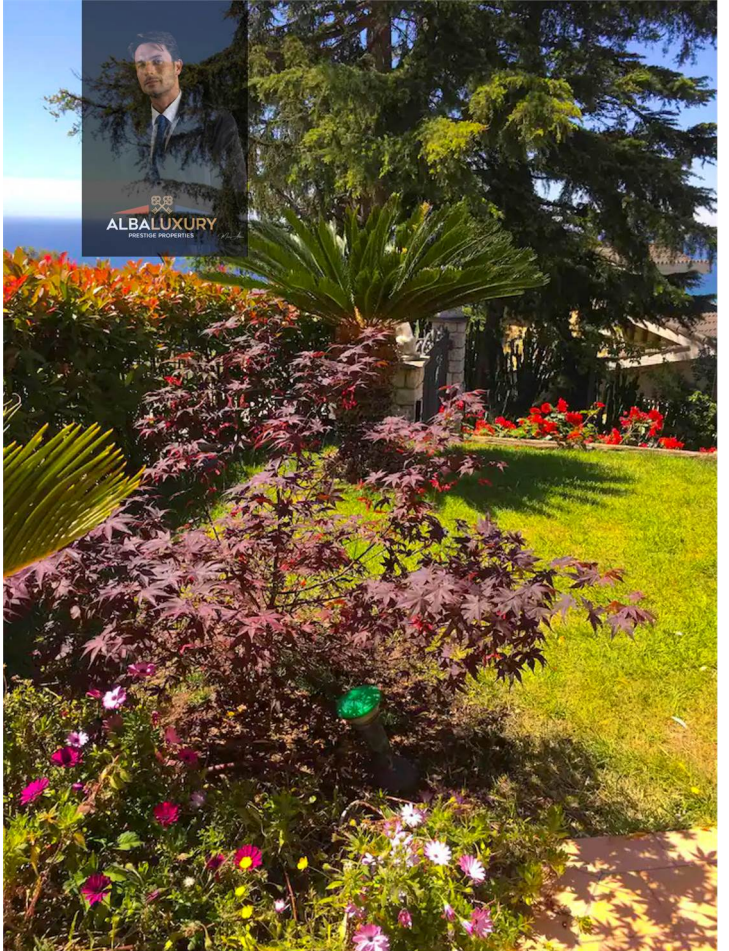
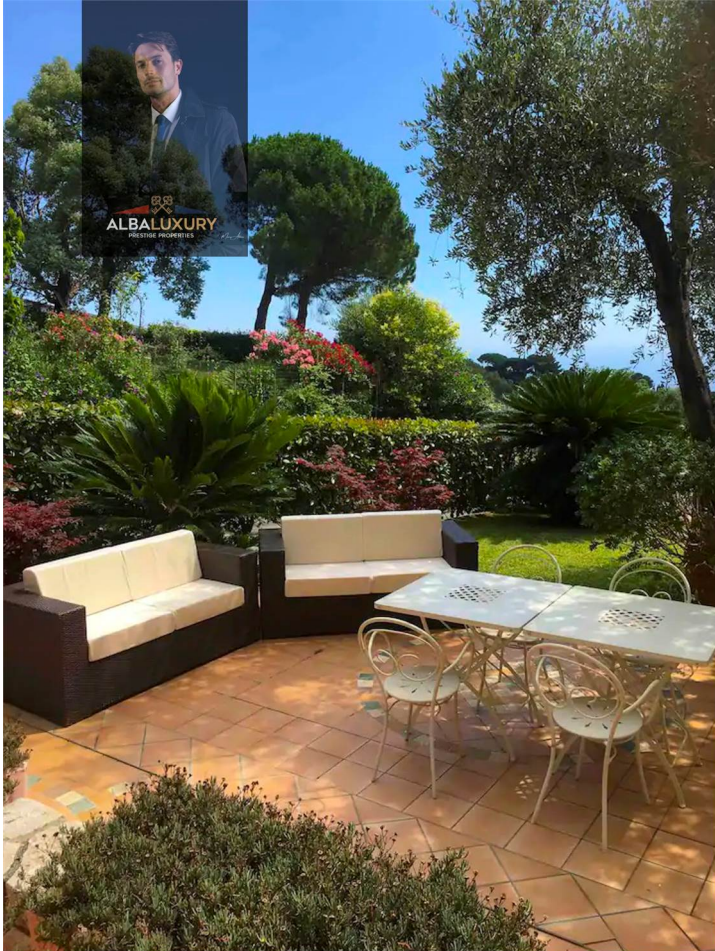
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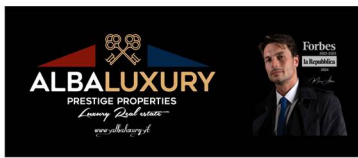




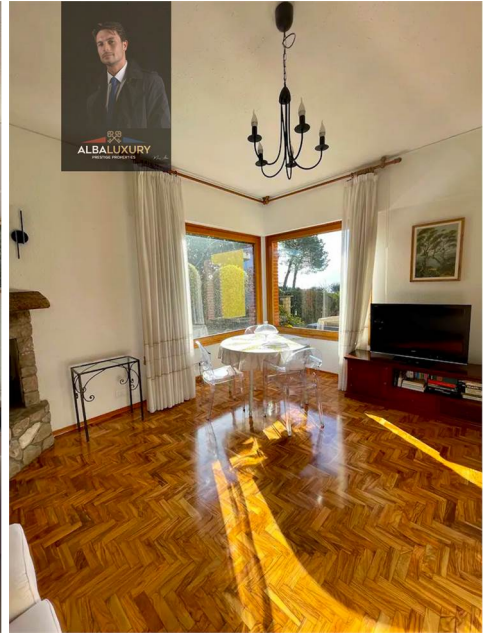
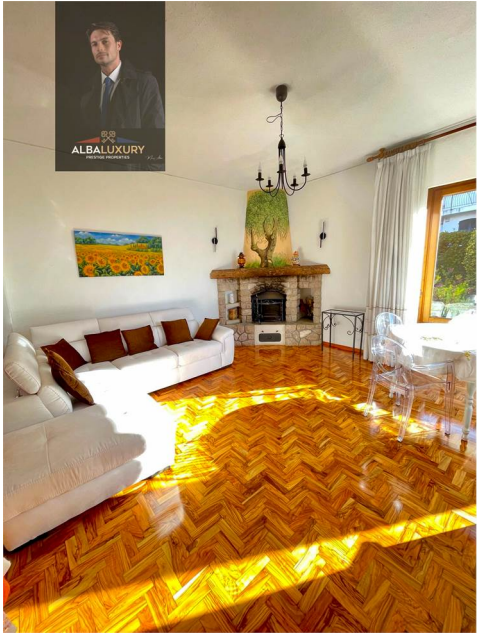
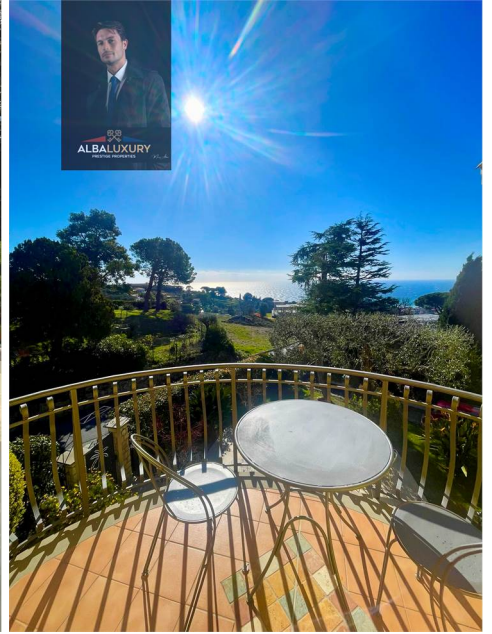
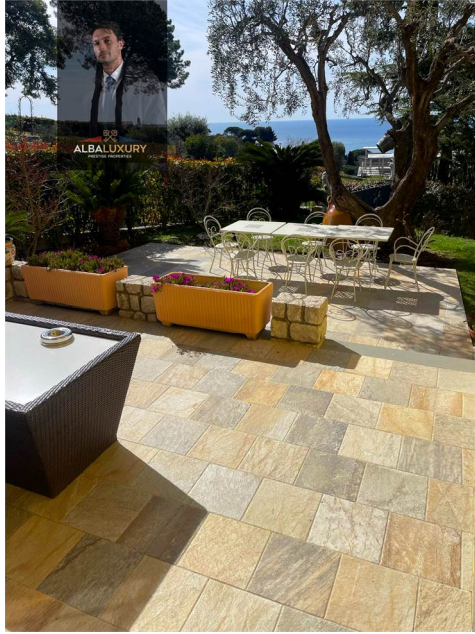
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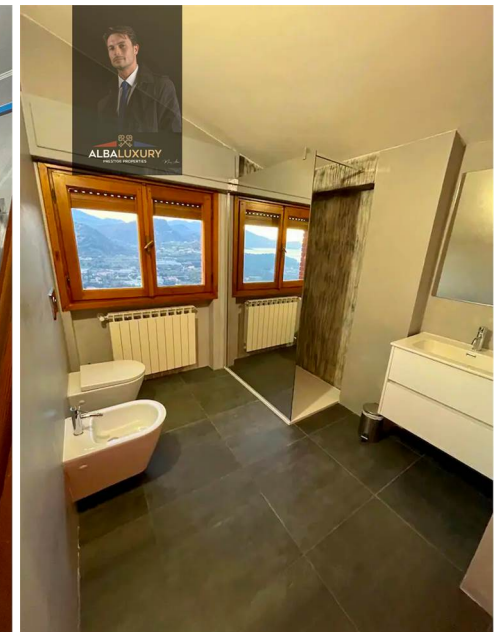
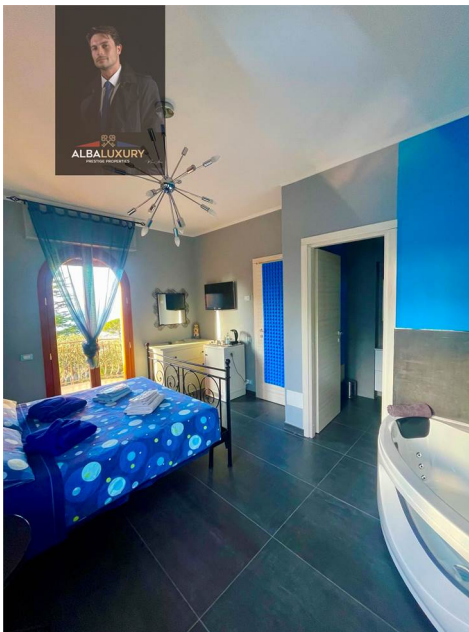
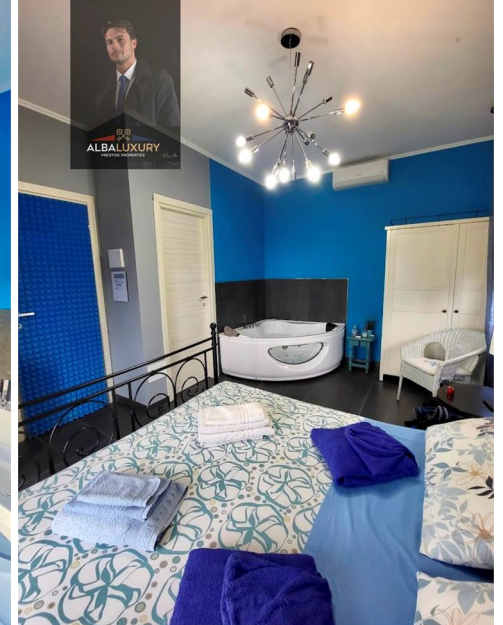
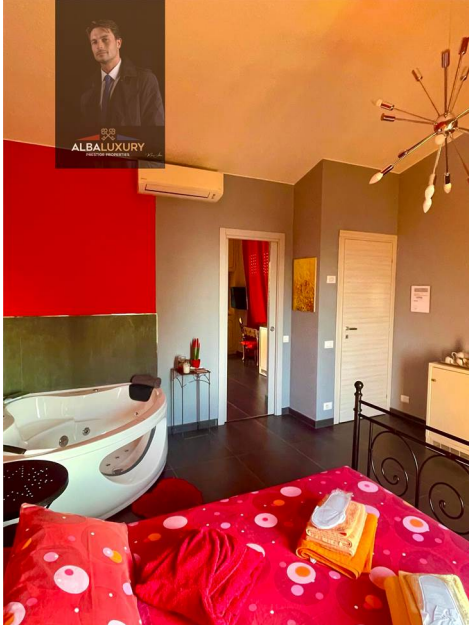
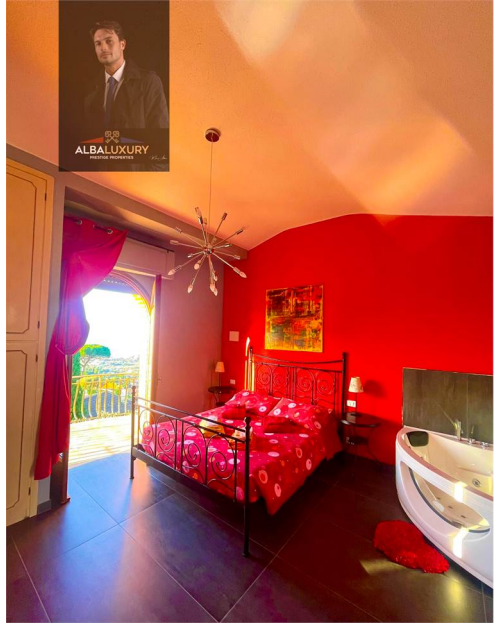
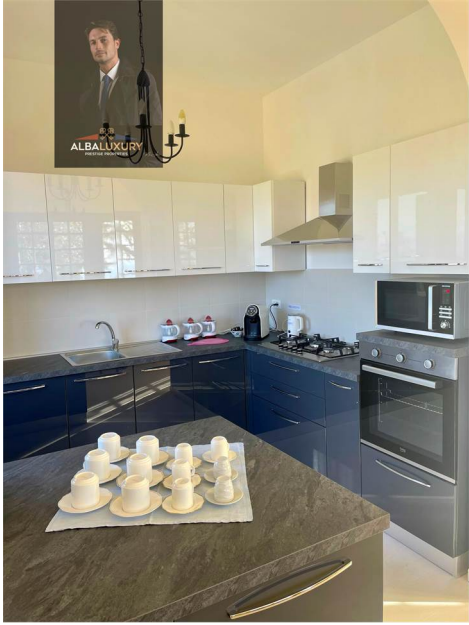


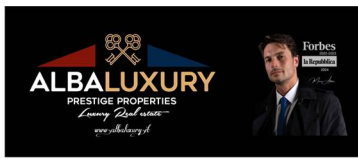


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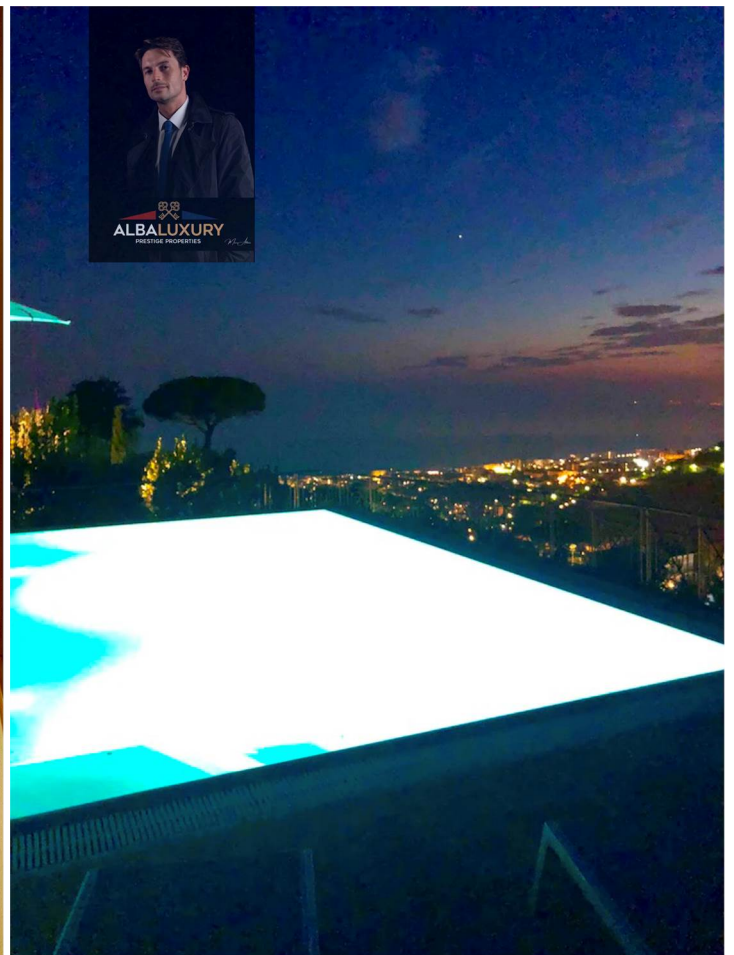
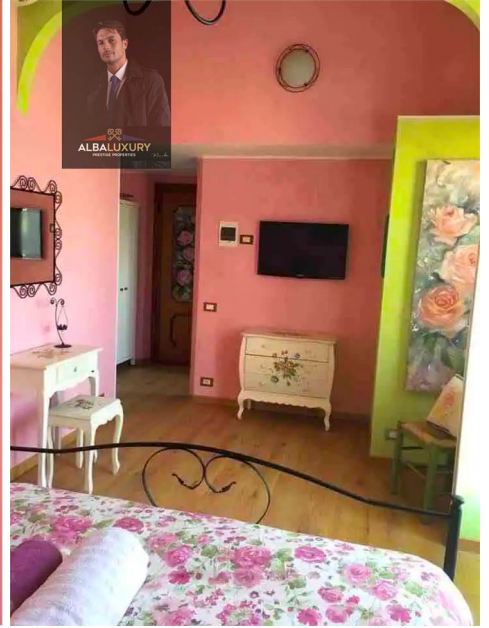
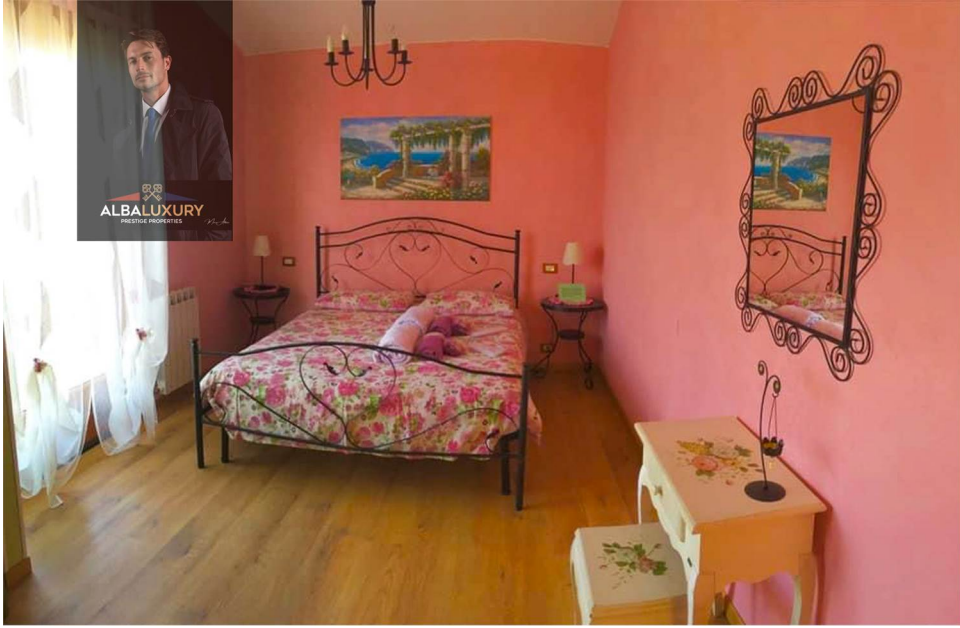


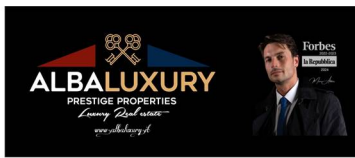
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