



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Country villa with panoramic sea views,  
10 minutes from the beach | Property  
Liguria.



IT-7V12-KA

18011 Castellaro  
Italy

## Data overview

|  |   |
|--|---|
| <b>Type of property</b>                    | House   |
| <b>Kind of property</b>                    | Villa   |
| <b>Postcode</b>                            | 18011   |
| <b>Country</b>                             | Italy   |
| <b>City</b>                                | Castellaro  |
| <b>Additional geographical information</b> | Imperia   |
| <b>Living space</b>                        | approx. 251 m <sup>2</sup>  |
| <b>Number of rooms</b>                     | 6   |
| <b>Plot size</b>                           | approx. 2.000 m <sup>2</sup>  |
| <b>Number of bedrooms</b>                  | 4   |
| <b>Number of bathrooms</b>                 | 3   |
| <b>Asking price</b>                        | 590.000,00 €  |
| <b>Brokerage</b>                           | for the buyer 4,88 % incl. VAT  |
| <b>Condition</b>                           | Well maintained   |
| <b>Contact person</b>                      | Real Estate Italy<br>A company of RustiCasa Concept<br>Nicole Siedersberger-King<br>Lierstraße 8<br>80639 München<br>E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a><br>Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a> |



## Description

Marvellous country villa with panoramic views of the sea and olive grove.

This charming country house is nestled amidst greenery and in the immediate vicinity of the Castellaro Golf Resort. The spacious and well-kept outdoor areas - enriched by olive trees and ornamental plants - give the property an elegant touch.

Located just outside the centre of Castellaro, this villa enjoys a privileged position that offers privacy and tranquillity, while providing easy access to the coast and the picturesque villages of Castellaro and Pompeiana.

The south-east orientation allows year-round use of the large terrace with its wonderful panoramic views of the Mediterranean landscape all the way to the sea.

The villa extends over two floors and is divided into two independent living units.

On the ground floor, two cosy bedrooms, a kitchen with living area and a bathroom offer comfort and convenience.

On the first floor there is a bedroom, a spacious living room, a bathroom and a kitchen with access to the large terrace, which offers a picturesque view of the greenery.

A beautiful garden connects the main wing with an independent outbuilding. This has a spacious living area with kitchen, bathroom and a bedroom.

The property also includes a garage, which is connected to the ground floor via a large storage area and also offers space for the laundry room.

The property is ideal for year-round use and for holiday rentals.

More information and floor plans are available on request.

Further and similar offers can be found on our homepage [www.real-estate-italy.com](http://www.real-estate-italy.com)

## Location

Castellaro, Imperia, Liguria.



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**Your contact person**

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