Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Andora ! Detached villa with large plot surrounded by nature, near the sea | Real estate Liguria



IT-8V02-KA

Close to the sea
17051 Andora
Italy

# Data overview

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|---|---|
| **Type of property** | House |
| **Kind of property** | Villa |
| **Postcode** | 17051 |
| **Country** | Italy |
| **City** | Andora |
| **Additional geographical information** | Savona |
| **Living space** | approx. 269 $m^2$ |
| **Number of rooms** | 6 |
| **Plot size** | approx. 4.700 $m^2$ |
| **Number of bedrooms** | 4 |
| **Number of bathrooms** | 4 |
| **Asking price** | 670.000,00 € |
| **Brokerage** | for the buyer 4,88 % incl. VAT |
| **Condition** | Well maintained |

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| **Contact person** | Real Estate Italy<br>A company of RustiCasa Concept<br>Nicole Siedersberger-King<br>Lierstraße 8<br>80639 München<br>E-Mail: info@real-estate-italy.com<br>Homepage: www.real-estate-italy.com |

# Description

Located in the first hills of Liguria, this Villa enjoys a dominant and sunny position with open views and excellent privacy.
Surrounded by olive trees, it combines tranquility with the convenience of being just minutes from Andora's sandy beaches and lively coastal atmosphere.

The property extends over 4700 sqm and is distinguished by solid construction and modern underfloor heating.
The lower level includes a spacious garage of more than 100 sqm, a bathroom, and direct staircase access to the upper floors. On the main floor, a bright living room with large windows opens onto an openplan kitchen, alongside two bedrooms and two bathrooms with windows.
Outdoor spaces at this level feature a terrace and a patio, both ideal for relaxing or dining al fresco.

The grounds also offer the possibility to build a private swimming pool, perfect for enjoying the Villa in complete privacy even during peak tourist seasons.

Located in Conna, a picturesque hillside village of Andora, the Villa offers a peaceful retreat just 10 km from the coast. Conna retains the authentic charm of Ligurian villages, with narrow streets, traditional houses, and panoramic views over the valley and the sea. Andora itself is renowned for its long sandy beaches, the scenic Capo Mele promontory, and a welcoming summer lifestyle that attracts visitors from across Europe.

For more offers please consult our web site www.real-estate-italy.com.

# Location

Andora

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