

Little villa for sale in Andora San Bartolomeo € 175.000 Ref. 38601013-262



120 sq.m. | Bathrooms: 1 | Rooms: 5

Detached house to be completed with olive grove in the first hinterland of Andora.

Unique real estate opportunity in terms of size and potential, located in the first hinterland of Andora (SV), in a quiet and flat area, 10 minutes from the sea and 5 minutes from the main services.

Key Property Features:

Unfinished Villa: A spacious structure on two levels, plus a non-habitable but usable attic. The current state of the work allows for complete customization of the interior finishes according to your tastes and needs. Specifications of works to be carried out and a bill of quantities are available to provide an immediate idea of the construction costs of the existing villa. **Amenities and Outdoor Spaces:** Warehouse, Cellar, Garden, 910 sq m Olive Grove, Parking Area. **Buildable Index:** A fundamental added value that offers two important possibilities, thanks also to an already approved project that is only available for collection from the Municipality: Significant expansion of the existing house. Construction of a second detached villa. **Freedom of Customization:** The property is unfinished, allowing you to create your dream home without



compromising on finishes.

Great Potential: Ideal for those looking for large spaces, both internal and external.

Investment with a Buildable Index: The possibility of building a second unit or expanding the first represents enormous potential for future development.

Also perfect as a first home: The structure and the potential for expansion/construction make it ideal for being divided or for hosting two families.

This is the perfect solution for those looking for a first home with plenty of space and the flexibility to create two residential units.

Certification

Energy Class: G

Features

Code: 38601013-262	Reason: Sale
Categoria: Little villa	Address: Regione San Bartolomeo
Zip Code: 17020	Municipality: Andora
Zona: San Bartolomeo	Total Square Meters: 120 sq.m.
Bathrooms: 1	Rooms: 5
State of Preservation: Rustic	uncovered parking space: 3
: 3	Level: On two-levels
Parking: Uncovered Parking	Age Construction: 1996
Current Status: under construction	Balconies: endowed
Terrain: endowed	Garden: Private
Sea Distance: 6.000 meter	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	Restaurant
Golf Club	Equestrian club
Highway	tourist harbor
Surf area	Shops
Bus stop	public parking



Supermarket	Outdoor
Park	Pine grove
Wood	Public pool
Hotels	B&B
medical practice	Hospital



