



Villa for sale in Boissano

€ 526.000

Ref. 38601013-302



210 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 11

Detached Villa with A++++ Sea View – Riviera Living at its Finest

Situated in the quiet hillside of Boissano, just 4 km from the sea, this approximately 200 sq m residence represents a rare blend of the authentic charm of Ligurian tradition and cutting-edge contemporary technology. Completely renovated in 2022, the property has been upgraded to Energy Class A++++, a unique achievement in the local market, guaranteeing absolute comfort and virtually zero running costs.

The villa stands out for its three-sided independence and the clever distribution of space across three floors. It features a bright living area with a luxury marble and granite kitchen, opening onto a 40 sq m panoramic terrace. The sleeping area comprises three bedrooms and two bathrooms. To top it all off, the attic serves as a separate master suite with its own 30 sq m terrace, ideal for moments of pure relaxation. On the ground floor, a self-contained studio apartment with a private 40 sq m garden offers versatility as a reception area or staff area, flanked by a multipurpose space for hobbies or a gym.

Outdoor areas with private entrance, 320 sq m garden, including 160 sq m of English lawn, leading to the annex, a

fantastic 42 sq m warehouse with exposed brick vaulted ceilings, bright and completely renovated.

Equipped with a 10 kW photovoltaic system with a 5 kW storage system, a latest-generation air-to-water heat pump, and triple-glazed Internorm windows, the villa is a safe and sustainable investment. A perfect retreat for those seeking a Ligurian atmosphere without compromising on technology and thermal efficiency.

Main technical features:

Energy Performance: Class A++++, external insulated envelope, roof redone in 2022. Cutting-edge systems: 10 kW photovoltaic system with 5 kW storage, air-to-water heat pump system for heating and DHW, solar thermal system for hot water production. Durable finishes: Internorm windows (triple glazing, 20-year warranty), quality materials such as marble and granite. Internal layout:

Ground Floor: Independent studio apartment, utility room, outdoor courtyard with citrus trees. Main Floor: 2 floors, living room, stone kitchen, 60 sq m terrace, 3 bedrooms, 2 bathrooms. Attic: Independent multipurpose space with bathroom and private 30 sq m terrace. Versatility: Three independent levels (studio apartment + living area + attic suite), perfect for guests, work, or total privacy. Quality: Luxury finishes and long-lasting materials.

Certification

Energy Class: A4

Features

Code: 38601013-302	Listing type: Sale
Categoria: Villa	Address: via Gandolfi
Municipality: Boissano	Total Square Meters: 210 sq.m.
Bedrooms: 4	Bathrooms: 4
Rooms: 11	State of Preservation: Excellent
uncovered parking space: 1	: 2
Level: Buildings	Total Floor: 3
Heating: Independent	Parking: Uncovered Parking
Current Status: Free to sell	Balconies: endowed, 30 sq.m.
Terrace: endowed, 30 sq.m.	Cellar: endowed
Garden: Private, 320 sq.m.	Sea Distance: 4.500 meter
Kitchen: Regular Kitchen	Terrace : 30 □
Tv Antenna	Tv SAT
Closet	Air-Conditioned
Telephone System	Wiring
Shower : Shower	Safe-Deposit Box
Shutters : aluminium	

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











