



RRE

Riviera Real Estate
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Villa for sale in Garlenda zona Golf € 460.000 Ref. 38601013-303



356 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 12

Luxury Villa in Garlenda: Elegance, Privacy, and Nature near the Golf Club

Description:

Nestled in the heart of the Ligurian hills, just steps from the renowned Garlenda Golf Club, we offer for sale an exclusive detached villa that combines privacy, design, and absolute comfort. This magnificent residence, surrounded by greenery, is a true gem, ideal for those who want to escape the stress of the city without sacrificing style, and also represents an excellent financial opportunity.

An oasis of light and art

Built a few years ago, the villa is ready for occupancy. The spacious and bright interiors span a total of 356 square meters (260 square meters of floor space) spread across 12 rooms. The large living room, the true heart of the home, is flooded with natural light thanks to large windows that frame the views of the surrounding greenery, with direct access to balconies and porticoed terraces perfect for relaxing al fresco.

The large attic is also very bright and welcoming, with an open-plan living room, double bedroom and bathroom.

Comfort and Luxury Finishes

The sleeping area is designed to offer maximum privacy: the villa features three bedrooms, each with a private bathroom. Each room features high-end finishes, such as original terracotta floors and double-glazed wooden windows, ensuring exceptional living comfort and energy efficiency.

Outdoor spaces and versatility

The property is surrounded by a large private garden, a blank canvas for nature lovers: the space is ideal for a private pool or a botanical garden or personal vegetable garden. Functionality is ensured by comprehensive service areas: a large, welcoming basement, a cellar, and a convenient garage of over 80 square meters for easy car parking.

Main technical features:

Area: 356 sq m total (260 sq m of floor space), 12 rooms. Sleeping Area: 3 bedrooms, each with private bathroom. Living Area: Large, bright, with access to porches and terraces. Climate Control: Independent LPG heating with radiators; Split air conditioning. Security: Alarm system already installed. Appurtenances: Large garden, cellar, storage room, basement, garage, and 4 covered parking spaces. This villa is more than just a home, it's an exclusive living experience in one of the most sought-after areas of the Riviera. Available immediately and ready to welcome its new owners.

****EXCELLENT INVESTMENT: PRICE NON-NEGOTIABLE****

The property is being offered for sale at a PURE REALIZATION PRICE of €460,000, compared to a real market value of €650,000. This represents an unmissable opportunity for those seeking a high-end property at an extremely competitive price; therefore, the asking price is not subject to negotiation.

Contact us today to arrange a personalized viewing and let yourself be captivated by the unique charm of this property.

Certification

Energy Class: G

Features

Code: 38601013-303	Listing type: Sale
Categoria: Villa	Address: Borgata Chiappa
Zip Code: 17033	Municipality: Garlenda
Zona: zona Golf	Total Square Meters: 356 sq.m.
Bedrooms: 3	Bathrooms: 4
Rooms: 12	State of Preservation: Good
uncovered parking space: 4	: 4
covered parking space: 4	Level: On two-levels
Heating: Independent	Parking: Carport
Age Construction: 1992	Current Status: Free to sell



: endowed	Balconies: endowed
Terrace: endowed, 30 sq.m.	Terrain: endowed
Cellar: endowed	: endowed
: endowed	Garden: Private, 400 sq.m.
Kitchen: Regular Kitchen	Box: Shed, 88 sq.m.
Terrace : 30 □	Tv Antenna
Porch : 30 □	Tv SAT
Closet	Fireplace
Air-Conditioned	Telephone System
Wiring	Shower : Shower
Wooden Window Frames	Shutters : wood

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
Airport	Highway
tourist harbor	Surf area
Shops	Bus stop
public parking	Supermarket
Outdoor	Park
Pine grove	Wood
Public pool	Hotels
B&B	medical practice
Hospital	







