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**for sale in Bardineto**  
**€ 145.900**  
**Ref. 1601**



**134 sq.m. | : 2 | : 4 | : 7**

Bardineto (SV) - Ref. 1601

In the "Italian Switzerland" as it was called in the 1970s, we are at the beginning of a plateau that after 6 km reaches Calizzano.

At 700 meters above sea level and the "mountain within reach of the sea" is his majesty Monte Carmo, 1389 meters above sea level, and all this is just a 30-minute drive from Loano.

We offer for sale a villa built in 1973 and then modified in 1980 with the exploitation of the attic and creation of a roof in reinforced concrete and Wierer tiles.

The total land corresponds to 480 m2 in addition to other outdoor spaces (bocce court).

The property has a total cadastral area of 208 m<sup>2</sup>, distributed as follows: on the ground floor, an L-shaped storage room, large enough to accommodate two cars, a laundry area, and a separate cellar with water, all with three windows; on the first floor, a hallway, two double bedrooms, a bathroom, a dining area, and a large kitchenette, with two balconies; from the dining area, a sturdy wooden staircase leads to the paneled top floor, with 13 m<sup>2</sup> of living space and a second bathroom, as well as a 42 m<sup>2</sup> attic.

The plumbing and heating systems date back to the 1970s, with static electric radiators in all rooms and a powerful wood-burning stove in the dining room.

Currently, the only work needed is to redo the façade model and repaint the shutters; the windows are made of wood with single-glazed windows.

250 meters away is the Frascheri dairy with its large grocery store and another bakery and grocery store, "Il Piccolo Forno."

Energy Class F with Epgl index 167.56

Our Valuation Euro 145,900

[www.casaliliguritoscani.it](http://www.casaliliguritoscani.it) (office in the Marina di Loano) 346 0904054

## Certification

: F

## Features

Codice: 1601	Motivazione: Sale
Indirizzo: Località Montela, 30	CAP: 17020
Comune: Bardineto	Totale_mq: 134 sq.m.
camere: 4	bagni: 2
Locali: 7	





