

In zona **San Bartolomeo, casa indipendente monofamiliare** di 90 M/2 articolata su tre livelli, al piano terra ampia zona piastrellata adibita a **cortile e parcheggio auto**, al primo piano troviamo il **locale tavernetta e la cantina**; al secondo

l'appartamento composto di ingresso in soggiorno, cucina abitabile, due camere, bagno finestrato, ampio terrazzo frontale con zona barbecue, ripostiglio e lavanderia.

Completa la proprietà un'ampia **zona verde** di circa 500 M/2 adibita a giardino ed eventuale orto.

Riscaldamento autonomo a gas e **climatizzatore estate/inverno.**

Buono stato, immediatamente **vivibile**, a **10 minuti da spiagge** e Aurelia (Circa **4 Km.**) bella esposizione luminosa e soleggiata con **vista mare.**

Detached house with sea view on the first hill in Sanremo.

In the San Bartolomeo area, detached single-family house of 90 m² on three levels, on the ground floor large tiled area used as a courtyard and car park, on the first floor we find the tavern and the cellar; on the second floor the apartment consisting of entrance into the living room, eat-in kitchen, two bedrooms, bathroom with window, large front terrace with barbecue area, closet and laundry room.

The property is completed by a large green area of about 500 m² used as a garden and possible vegetable garden.

Independent gas heating and summer/winter air conditioning.

Good condition, immediately habitable, 10 minutes from beaches and Aurelia (about 4 km) beautiful bright and sunny exposure with sea view.

Rif. I 005

Prezzo: € 320.000,00

