Liguria

Apricale

Ref. 6300: Beautiful country house in picturesque landscape
Asking Price: € 638.000



Description

This beautiful country house, built to a very high standard in 2010 and clad in natural stone, is nestled in the picturesque landscape of the Ligurian hinterland. Designed by the current owners as the modern interpretation of a traditional Ligurian country house, it offers 130 sqm (180 sqm of commercial space) in total dimensions. The 5000 sqm has an exceptional location just 600m away and within walking distance of Apricale's charming village centre. The wide south-facing terraces have been lovingly designed by a landscape architect who has managed to create a magically romantic atmosphere. The entire property has unobstructed views over the Merdano Valley and all the way to Perinaldo and Monte Bignone.

The spacious and well-designed living area is spread over two floors. The open entrance hall has an elegant marble staircase with open space and leads directly into the bright living room. The ca. 50 sqm open space connects a comfortable living room with he dining area and the modern, fully equipped kitchen. The kitchen with a central island and marble worktop with integrated gas hob invites you to cook while enjoying the garden views.

At the rear of the ground floor, a small hallway connects to a studio, a shower room and a spacious (17 sqm) utility room.

Upstairs are the bedrooms. The master bedroom with floor-to-ceiling windows offers beautiful views over the valley, while the adjoining bathroom invites for a relaxing dip in the bath. On the other side of the hall is a small bedroom currently used as an office. The oak floors create a particularly comfortable atmosphere throughout the floor.

The house is surrounded by several attractive terraces and charming sitting areas. Scattered around the property are several fruit trees and 65 cultivated olive trees. A charming greenhouse offers plenty of opportunities for any passionate gardener. The grounds are fully fenced and there is the possibility of installing a swimming pool.

The house was built to withstand earthquakes and is insulated with cork. The wooden windows and doors have shatterproof double-glazing. A 1,000-l gas tank houses all gas supplies. The temperature on the ground and upper floors can be controlled separately with thermostats. An air treatment system provides air circulation on both floors. The property is connected to both fresh water and irrigation water from separate tanks.

The picturesque village of Apricale, surrounded by green rolling hills and olive groves, is known for its authentic medieval centre. Here you will find a selection of good restaurants, cafés and a small shop to meet daily needs, as well as a post office, a tobacconist and a pharmacy. Apricale has a good infrastructure and various cultural events take place throughout the year, culminating in the famous theatre festival in August. The surrounding area invites to be explored on foot or by bike, and a more glamorous lifestyle awaits on the neighbouring Côte d'Azur. The coastal towns of Bordighera and Ventimiglia are just a 25-minute drive away and Sanremo, Menton, Monte Carlo and Nice International Airport can be reached in less than an hour.

The property is connected to the common road by a quiet, narrow 100-metre access road, the traditional Ligurian "mulattiera". This is mostly cement with a flat unpaved section. At the entrance gate there is parking, a turning circle of 7 metre and space to create additional parking. From the entrance gate, a small family car can reach the alternative parking space directly behind the house via the pink-coloured cement driveway.

Pictures























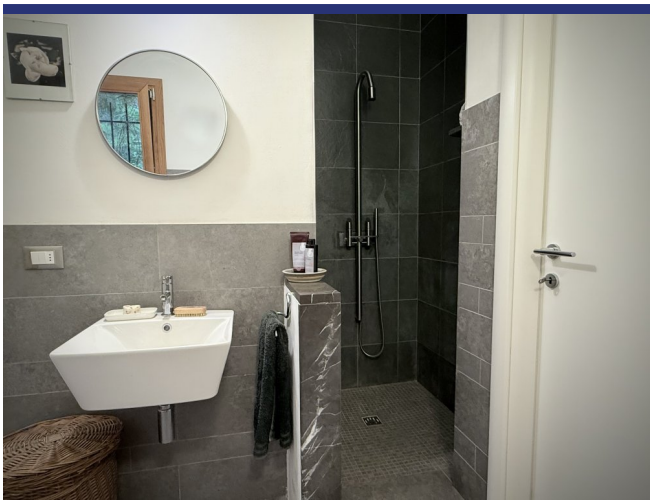












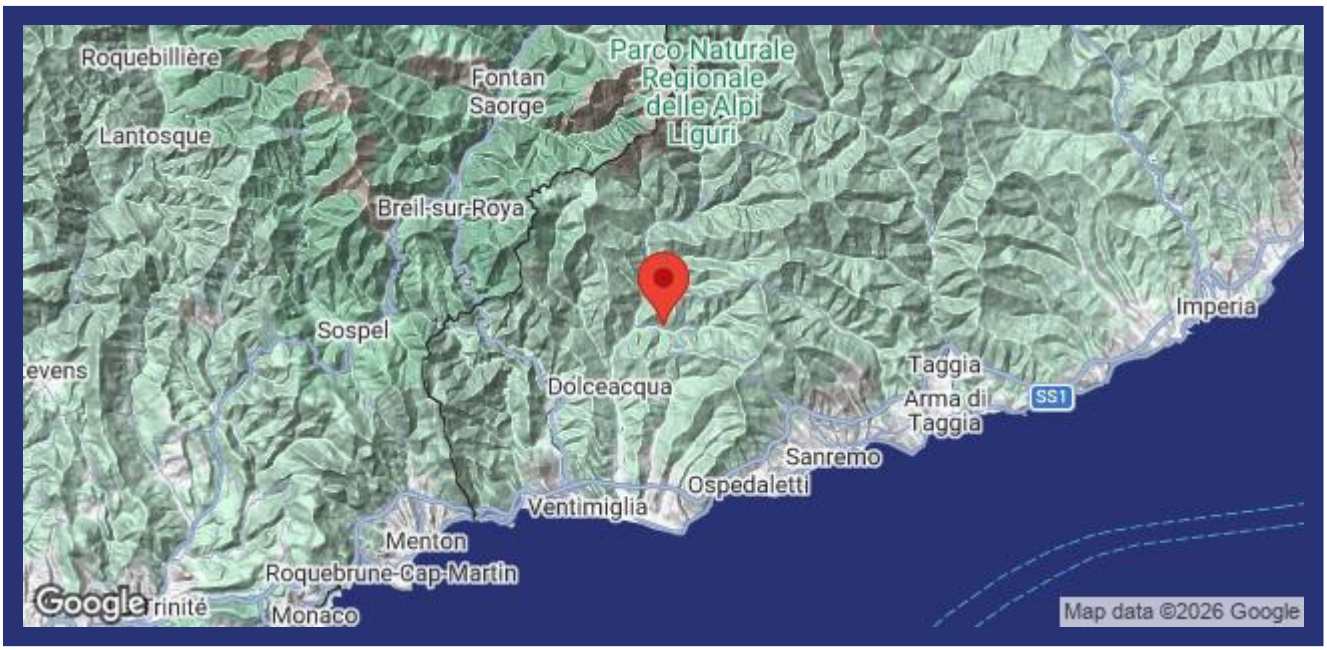








Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6300
- Villa/Farmhouse
- Panoramic View
- 13 km to Sea
- Garden
- Central Heating
- Asking Price: € 638.000

- Floorspace: 130 m^2
- SQM Plot: 5000 m^2
- Bedrooms: 2
- Bathrooms: 2
- Condition of the Property: Very good
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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