Riviera Immobiliare Sanremo
Via Gaudio - 33 Sanremo (IM)
+39 0184846078

Villa for sale in Bordighera
€ 790.000
Code V09



370 m2 | Bathrooms: 3 | Bedrooms: 4 | Rooms: 10

Villa for sale in Bordighera, 1200 meters from the sea, with a private garden, porch, and spacious living spaces.

We offer for sale a detached villa in Bordighera, on the border with Vallecrosia, just 1.200 meters from the beaches. The property comprises two main levels plus a convertible attic. Surrounded by a private garden of almost 500 square meters, it offers spacious porches and the possibility of creating additional parking spaces on the property. An ideal solution for those seeking a stately home in a quiet location yet convenient to the sea and amenities.

The property for sale in Bordighera, on the border with Vallecrosia, is an Italian modernist villa from the 1960s and 1970s, with Rationalist influences (a compact, geometric shape) and monumental, decorative touches (russet columns, a dramatic portico). It's neither Brutalist nor Classical, but a hybrid typical of private clients of the time, when they wanted a modern yet "stately" home with character.

This villa is a true example of the Italian villas of the mid/late twentieth century (1960s/1970s), which combine modern functionality with more classic decorative references.

Here are the key points:
* Very large hipped roof, with red tiles: a typical element of the stately homes of the time, designed both to give grandeur and to protect from the elements.
* Compact and raised structure: the living area is raised by a stone base, which also acts as a scenic connection with the entrance.
* Squared ashlar columns in the portico: an almost monumental detail, which gives a "noble" tone while remaining modern.
* Windows with wooden bars and shutters: a mix of security and tradition, very popular in those years.
* Mixed use of materials (smooth plaster, stone, wrought iron, wood): a distinctive feature of the post-war Italian residential style, when experimentation was carried out with textures and contrasts.
* Exposed brick fireplaces: another very characteristic detail of bourgeois homes of the 60s and 70s.

The villa is currently divided into two still-connecting apartments and is ideal for sale as a semi-detached house. It can accommodate two families or be maintained as one large residence with spacious, bright rooms that can be easily customized. The ground floor has a gross floor area of 260 square meters with living areas and porches, while the first floor boasts 194 square meters with spacious covered terraces. The 170 square meter attic can be converted into additional living space with a modest investment.

The location of this villa for sale on the Ligurian Riviera is another plus. Just 1,200 meters from the beaches of Bordighera and Vallecrosia, the villa is located in a quiet and well-connected residential area. The property is suitable as a primary residence or holiday home, combining comfort, space, and customization potential. A unique opportunity to purchase a detached villa on the Riviera dei Fiori with excellent potential for growth.

Certifications

Energy Class: G	**EP gInr**: 175.00 kwh/□

Characteristics

Code: V09	Reason: Sale
Categoria: Villa	Address: Via Romana
Zip Code: 18019	Municipality: Bordighera
Total Square Meters: 370 m2	Bedrooms: 4
Bathrooms: 3	Rooms: 10
State of Preservation: To Be Cleaned	: 3
: 3	Level: Multi-Storey
Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Age Construction: 1968
Terrace: Present, 100 m2	Sea Distance: 1.200 mt.
Kitchen: Regular Kitchen	Terrace
Fireplace	Parquet
Wooden Window Frames	Sea View

Nearby

Gyms	Fitness Centers
Tennis Courts	Public Transport
Cafe	Shopping Centers













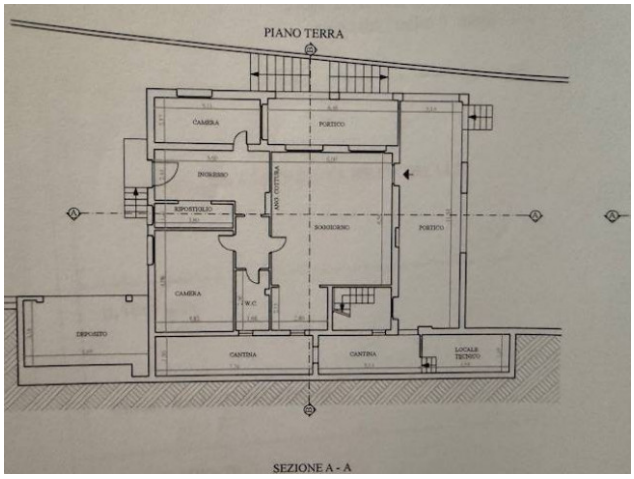


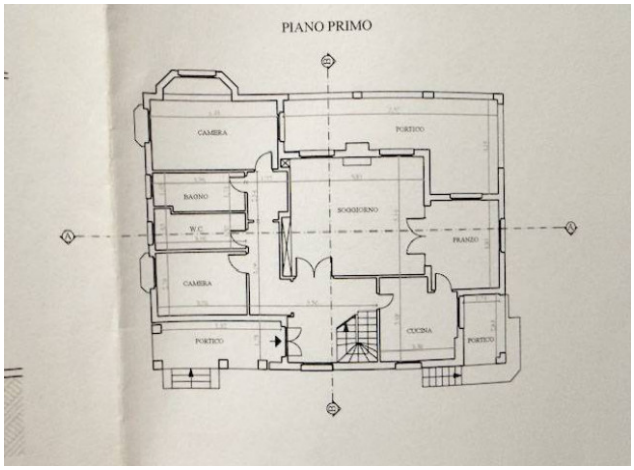


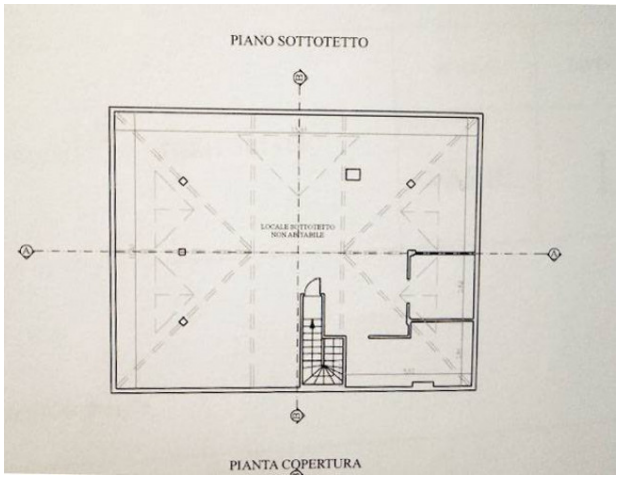
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