

## Villa for sale in Andora

### € 2.500.000

### Ref. 8V08



**240 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8**

Villa for sale in Andora with private park and pool.

Located in Andora, close to Alassio and within easy reach of the French Riviera, this villa with pool stands on the quiet residential hillside of Pinamare, about one kilometre from the sea.

Designed by a well-known local architect and completed in 2003, the property is immersed in a private Mediterranean park of over 3,500 sqm.

The villa is arranged over two levels and is defined by full-height panoramic glazing that opens the interiors to the landscape. The main floor includes a bright living area with fireplace, dining space and library corner, an independent kitchen opening onto a patio, a bedroom, a bathroom and a storage room.

A distinctive staircase leads to the upper level, where a mezzanine overlooking the glazing introduces two bedrooms, each with walk-in wardrobe and private bathroom. The main bedroom also connects to a small tower room suitable for a variety of uses.

Outdoors, a secluded pool sits within the park next to the relaxation area. Three garages with technical predispositions, independent heating with two boilers, and roof space suitable for future photovoltaic installation complete the property.

A villa that blends architecture, light, and Mediterranean nature in one of the Riviera's most desirable settings.

## Certification

**Energy Class:** D

**EPgInr:** 159.22 kwh/□

## Features

Heating: Independent

Parking: Uncovered

Balconies: Present

Garden: Private, 3.500 sq.m.

Garage: Triple

Closet

Cellar

Air-Conditioned

Sea view

Distance from the sea : 1.0 Km

Swimming pool

## Nearby

Gyms

Tennis Courts

Playgrounds

Public Transport

Bar / Restaurant

Post Office / Bank

