

Rustic for sale in Casanova Lerrone

€ 440.000

Ref. 1069



205 sq.m. | : 2 | : 4 | : 7

Gorgeous Detached Stone House with Garden in Bassanico (Casanova Lerrone)

In the heart of the charming and peaceful hamlet of Bassanico, in Casanova Lerrone, we offer for sale an authentic, detached stone farmhouse, completely restored, meticulously finished, and featuring high-quality fixtures and shutters.

The property, surrounded by the greenery and charm of the Lerrone Valley, is kept in impeccable condition and requires no work whatsoever: it is ready to be lived in immediately.

Distribution of Spaces The villa is on two levels and is currently divided into two independent residential units, an ideal solution for welcoming family members, guests or for renting:

Main Residence (Upper Floor): Welcoming and bright, it comprises a spacious dining room with an open-plan kitchen and a traditional wood-burning fireplace (connected via ducting for even heating, in addition to traditional radiators). There is also a comfortable living room, two bedrooms (one with a charming staircase leading to a practical attic space used as storage), a bathroom, and a pantry. **Guest House (Ground Floor):** A self-contained apartment, perfect for friends or family, comprising a large open-plan living area with a kitchen, dining room, and living room, two bedrooms, and a bathroom.

Outdoor Spaces The property is surrounded by flat, immaculately maintained gardens, a versatile space that can accommodate various relaxation areas, a lush vegetable garden, or, given its size, a private pool. Completing the exterior is a wonderful pergola-covered patio, the ideal spot for outdoor dining on warm summer days.

Versatility

Thanks to its independence, division into two units, and excellent finishes, this home is ideal both as a prestigious primary residence and as a holiday home, with excellent rental income potential.

The Context: Living in and around Bassanico The hamlet of Bassanico is an oasis of peace and nature typical of the Ligurian hinterland, ideal for those seeking the silence and beauty of historic villages without sacrificing comforts.

Services and shops: The nearest local shops and essential services are just a few minutes' drive away, in nearby Villanova d'Albenga. **Sports and leisure:** Just a 15-20 minute drive away, in the splendid setting of Garlenda, are the renowned Garlenda Golf Club and local riding stables, ideal for sports and nature lovers. **The sea:** The beaches and crystal-clear sea of Albenga and Alassio can be easily reached in about 15-20 minutes by car. **Nearby airports:** Villanova d'Albenga Airport (C. Panero): 15 minutes. Genoa Airport (GOA): 1 hour and 10 minutes. Nice Airport (NCE): 1 hour and 15 minutes.

for information and details

Liguria Real Estate Agency
Via Genova n. 80 - Albenga (SV)
0182554730

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Certification

: F

Features

Codice: 1069	Motivazione: Sale
Categoria: Rustic	Indirizzo: Bassanico
Comune: Casanova Lerrone	Totale_mq: 205 sq.m.
camere: 4	bagni: 2
Locali: 7	Closet
Cellar	Fireplace

Nearby

Gyms	Spa
Football Fields	Tennis Courts

Bike Lanes

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

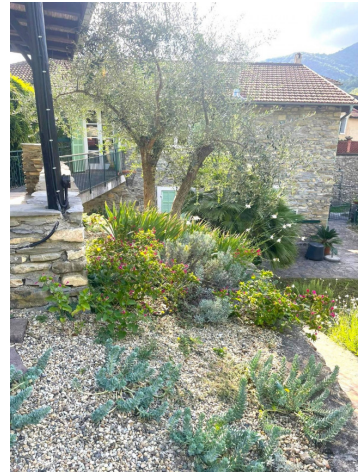
Cafe

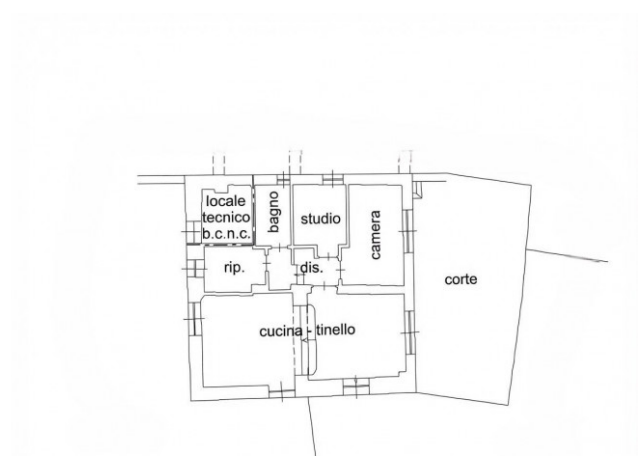
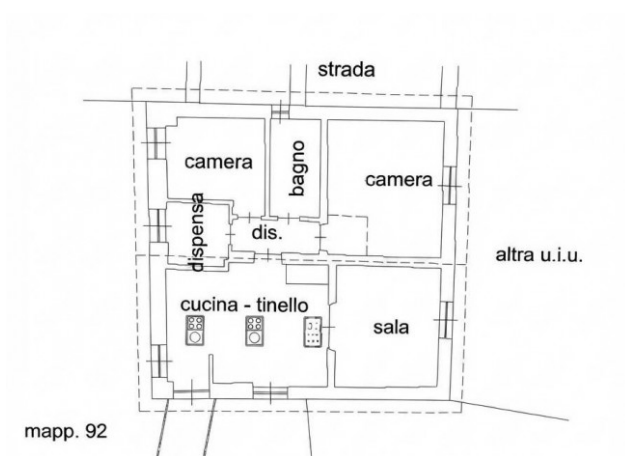
Post Offices

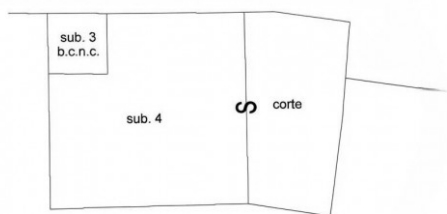
Shopping Centers

Municipal Offices









PIANO TERRA