Immobiliare Liguria
Via Genova, 80 - 17031 Albenga (SV)
+390182554730

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 SpacesThe 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 SpacesThe 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 BassanicoThe 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 5-minute drive away, in the splendid setting of Garlenda, are the renowned Garlenda Golf Club, local riding stables, tennis courts, hiking trails, jogging trails, and mountain biking trails, 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

Corso Mario Ponzoni n. 75 - Pieve di Teco (IM)
WhatsApp for English or German: +39 3272523451

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	













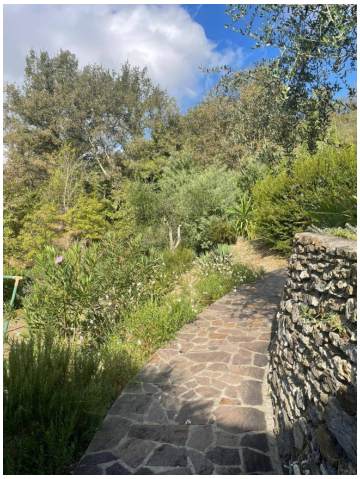


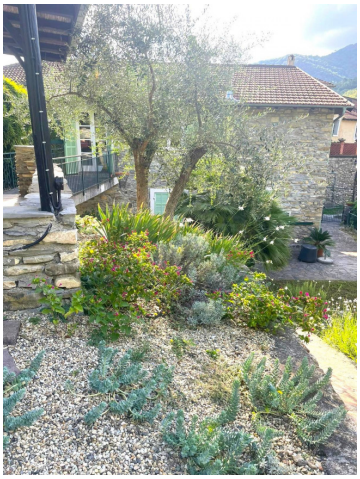


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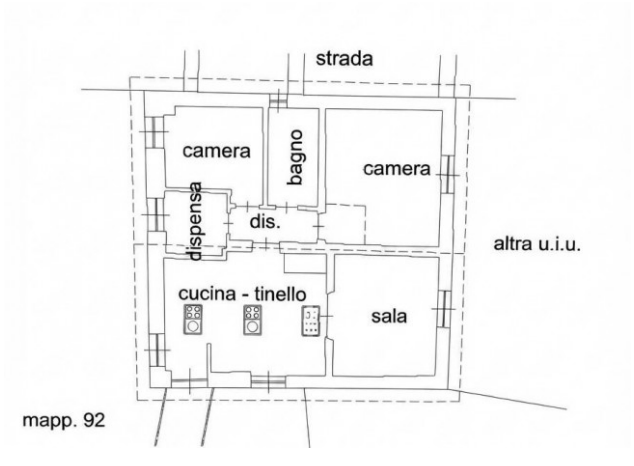


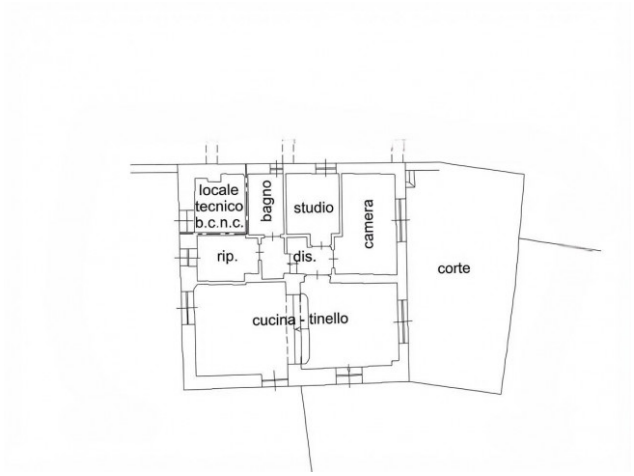




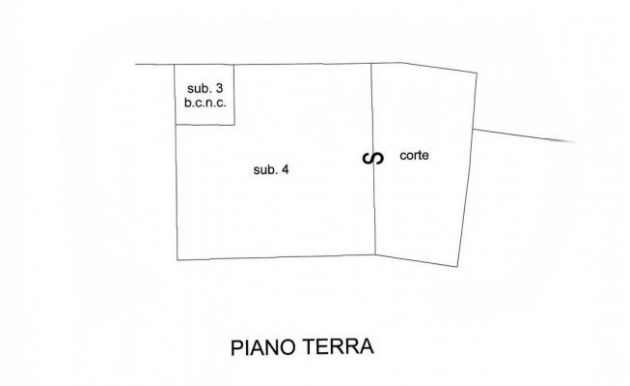








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PIANO TERRA

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