

Rustic for sale in Casanova Lerrone

€ 230.000

Ref. 1070



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

Charming Ligurian Rustic House with Panoramic Terraces and Garden – Casanova Lerrone (Bancarini District)

If you're looking for an authentic retreat where time seems to stand still, immersed in the tranquil Ligurian countryside, this charming rustic house in the historic hamlet of Bancarini is the ideal solution. A unique home, preserving the typical charm of stone buildings, it's perfect for those seeking a peaceful oasis without sacrificing proximity to the sea.

The Property The house is spread over several levels, offering large and versatile spaces:

First Floor (Living Area): The main entrance leads to a welcoming living area consisting of a functional kitchen, a recently renovated bathroom, and a dining room. From here, you access the home's true gem: a large terraced porch with panoramic views stretching across the green valley to the blue sea. It's the perfect space for al fresco dining, relaxing, or enjoying the sunset. **Ground Floor (Sleeping/Guest Area):** A private staircase leads down from the porch to the private garden. This level has a private entrance and includes a sleeping area with a bedroom, an additional bathroom, and a multipurpose room, ideal as a private lounge or additional bedroom. **Second Floor:** Accessed via an internal staircase, the

top level houses a third bedroom and a cozy sitting room. From here, a panoramic window frames the surrounding greenery and access to a second terrace, guaranteeing a breathtaking view.

Added Value: The property also includes two cellars on the ground floor and an additional independent stone building, currently unfinished. This space offers excellent investment potential: it can be renovated and connected to the main house to expand the space, or transformed into a charming guesthouse.

About Casanova Lerrone and Surrounding Areas: Casanova Lerrone is an authentic village located in the Ligurian hinterland, nestled in a lush valley known for its extra virgin olive oil production and its relaxing hilly landscapes. It's the perfect place for those who love hiking, walking along the trails, and authentic village life, yet still within easy reach of the Riviera's most renowned beaches.

What to do and services:

Nature and Sports: The area is a paradise for mountain biking and hiking enthusiasts. Charming medieval villages in the hinterland are just minutes away. Services: The town offers essential services (groceries, pharmacy, public offices). For more extensive shopping or nightlife, the coast is within easy reach. Distances and Connections:

Sea (Albenga and Alassio): The beaches of Albenga and the clubs of Alassio can be reached in about 20-25 minutes by car, making the house perfect both as a primary residence and as a holiday home. Airports: Villanova d'Albenga ("Clemente Panero" Airport): about 15-20 minutes. Nice (France): about 1 hour and 30 minutes via motorway. Genoa ("Cristoforo Colombo" Airport): about 1 hour and 15 minutes.

for information and details

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Certification

: G

Features

Codice: 1070	Motivazione: Sale
Categoria: Rustic	Indirizzo: Borgata Bancarini
Comune: Casanova Lerrone	Totale_mq: 246 sq.m.
camere: 4	bagni: 2
Locali: 7	Terrace
Cellar	

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









