

# Rustic for sale in Albenga

## Bastia

### € 398.000

### Ref. 869



**135 sq.m. | : 3 | : 3 | : 6**

Charming Stone House with Terrace and Panoramic View - Bastia, Albenga

Dreaming of experiencing the charm of Ligurian history just minutes from the sea? In the charming hamlet of Bastia, a medieval village dating back to the 14th century, we offer for sale a charming, finely renovated rustic house that blends tradition with modern comforts. Located just 4 km from the beaches of Albenga, the property is a peaceful oasis ideal as a primary residence or a holiday retreat.

**Distribution of Spaces** The house is spread over several levels, offering warm and versatile spaces:  
**First Floor:** The entrance is through a protected green area. Inside, a spacious living room with vaulted ceilings and a wood-burning fireplace welcomes guests into a timeless atmosphere. This floor also features an eat-in kitchen, two bedrooms, a bathroom, and a convenient outdoor laundry room.  
**Second Floor (Independent):** An external staircase leads to the upper level, which consists of a living room with kitchenette, bedroom, and bathroom. This layout makes it perfect for hosting friends or creating a completely private area.  
**Outdoor:** A delightful panoramic terrace offers the ideal space for

relaxing and enjoying the Ligurian sunshine.

#### Finishes and Comfort

Fine architectural details include terracotta floors and exposed stone walls. Excellent interior condition and independent gas heating for maximum efficiency in all seasons. The property also includes a spacious cellar on the ground floor.

**Strategic Location and Distances** The hamlet of Bastia is perfectly connected to the main landmarks in the area:

Transportation: Albenga Train Station: 4.8 km (approximately 11 minutes). Villanova d'Albenga Airport: 4.6 km (approximately 8 minutes). Genoa Airport (GOA): 82 km (approximately 1 hour and 8 minutes). Nice Airport (NCE): 118 km (approximately 1 hour and 22 minutes). Leisure and Popular Places: Alassio: 9.9 km (approximately 10 minutes). Albenga: approximately 4 km. Garlenda Golf Club: 7.4 km (approximately 9 minutes). Services (supermarkets and shopping centers): less than 1 km away.

For more information and viewings: ☐ Liguria Real Estate Agency – Via Genova n. 80, Albenga (SV) ☐ Tel: 0182 554730 | Cell: 392 9488202

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## Certification

: F **EPgInr:** 165.67 kwh/☐

## Features

Codice: 869	Motivazione: Sale
Categoria: Rustic	Indirizzo: via al borgo
Comune: Albenga	Zona: Bastia
Totale_mq: 135 sq.m.	camere: 3
bagni: 3	Locali: 6
Terrace	Cellar
Fireplace	Air-Conditioned

## 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	













