Coldwell Banker Global Luxury Gruppo Bodini
Via Guido d'Arezzo, 47 - 00198 Roma
Phone number (+39) 06 84000000 Fax (+39) 06 99335441

# Villa for Sale in Cairo Montenotte Rocchetta
# € 1.100.000
## Ref. CBI118-2843-302144

### 300 sq.m | Bathrooms: 4 | Bedrooms: 5 | Rooms: 4

Panoramic villa of approximately 300 square meters with over 10 hectares in the hinterland of Savona.

Just 30 minutes from the Ligurian Riviera, in a dominant and secluded location, this property represents a rare opportunity for those seeking privacy, nature, quality living, and a truly authentic setting.

The villa extends over a total area of approximately 300 square meters and is surrounded by over 10 hectares of private land, in a setting of absolute tranquility and with open views of the valley.
The layout of the spaces allows the property to be used both as a single, spacious residence or as a solution already divided into two independent apartments, ideal for private hospitality, extended family, or hospitality business.
The main house, approximately 200 square meters, is on the ground floor and features large, functional, and well-organized rooms.
It comprises a double living room with open-plan kitchen, laundry area, bathroom with window, pantry, study that can also be used as an additional bedroom, utility room, and double bedroom with walk-in closet and second bathroom with window.
On the first floor is a second apartment of approximately 100 square meters, comprising an eat-in kitchen, a living room with access to the terrace, two double bedrooms, and a bathroom with a window. Also on the first floor is an additional space comprising a double

bedroom and a bathroom with a window, ideal for a guest room or as a separate utility area.

Completed in 2023, the property was built with high-quality materials and with great attention to energy efficiency, reinterpreting the charm of Ligurian architecture in a contemporary key.
The land extends over 100,000 square meters and includes approximately 7 hectares of woodland and approximately 3 hectares dedicated to a permaculture project with fruit and walnut trees, vineyards, olive trees, and productive vegetable gardens.
Adding to the property's distinctive character are three natural lakes, a stream, a private spring, and a water collection and filtration system, elements that reinforce its unique character and high degree of autonomy.
In terms of systems and energy performance, the villa boasts an A1 energy rating, a heat pump, underfloor heating, a thermal fireplace fueled by wood from the property's forest, and a 5 kW photovoltaic system. The property also features an alarm system, video surveillance, an above-ground pool, a tool shed, an outdoor cellar, a terrace, a balcony, parking spaces, and a characteristic historic stone building.

Located in the municipality of Cairo Montenotte, in an area renowned for its landscape, tranquility, and proximity to the coast, the property allows you to live surrounded by greenery without sacrificing convenient transportation.
The town can be reached in about 7 minutes, the main services in 10 minutes, and the motorway in about 15 minutes; Savona is about 24 km away, Genoa about 72 km, Turin about 123 km, and Genoa Airport can be reached in about an hour.
A hard-to-find property, ideal as a luxury private residence, a semi-detached house, a sustainable agricultural project, or a hospitality business immersed in nature.

## Property Informations

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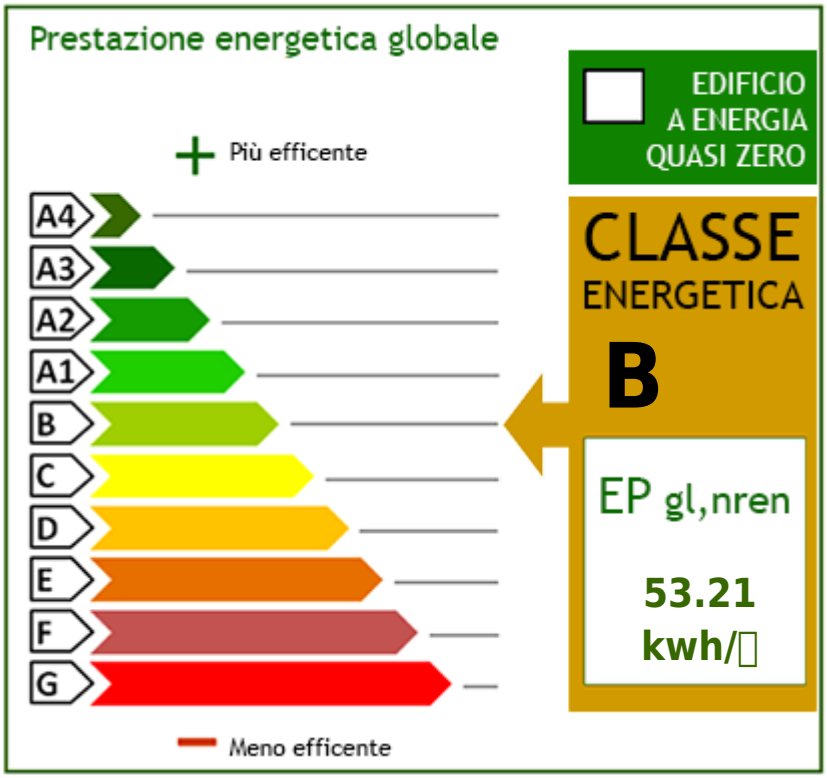
|---|---|
| **Address**: Case Sparse Rocchetta | **Zip code**: 17014 |
| **Bedrooms**: 5 | **Bathrooms**: 4 |
| **Rooms**: 4 | **Internal condition**: Excellent |
| **Floor**: On two levels | **Total floors**: 2 |
| **Parking space**: Uncovered | **Date of construction**: 2023 |
| **Current condition**: Available after the deed of sale | **Terrace**: Present, 20 sq.m |
| **Kitchen**: Open kitchen | |

## Features

| | | |
|---|---|---|
| Tv Antenna: Autonomous | Tv SAT: Autonomous | Fireplace |
| Air-Conditioned | Wiring: By Law | Aluminum Frames |

## Nearby

| | | | |
|---|---|---|---|
| Gyms | Spa | Football Fields | Fitness Centers |
| Tennis Courts | Bike Lanes | Playgrounds | Railway Station |
| Public Transport | Kindergarten | Elementary Schools | Schools |
| High Schools | Cafe | Post Offices | Shopping Centers |
| Municipal Offices | | | |


Prestazione energetica globale
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
Meno efficente
EDIFICIO A ENERGIA QUASI ZERO
CLASSE ENERGETICA
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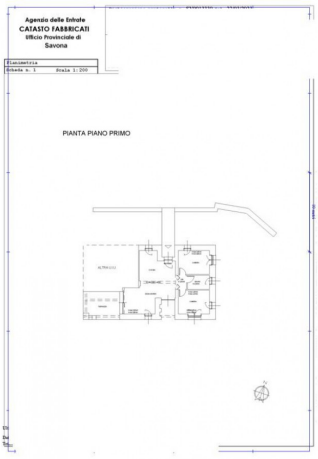


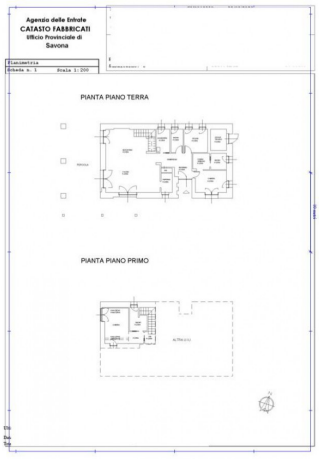


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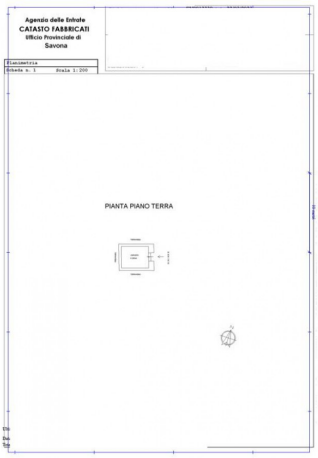
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Planimetria
Scheda n. 1
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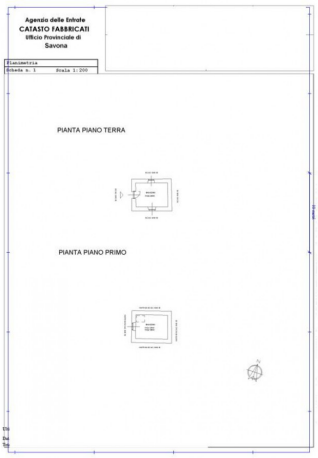
PIANTA PIANO TERRA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PIANTA PIANO PRIMO