



Dimore di Liguria

AGENCY — LOANO

TOVO SAN GIACOMO — LIGURIA

In Tovo San Giacomo
in Borgata Poggio
characteristic Ligurian
ground-floor house
in perfect condition

€ 500.000

PRICE

198 m²

SQUARE METRES

5

ROOMS



DESCRIPTION

In Tovo San Giacomo in Borgata Poggio characteristic Ligurian ground-floor house in perfect condition

In the municipality of Tovo San Giacomo, in Val Maremola in the first hinterland of Pietra Ligure, just 5 km from the sea, in the characteristic and dominant Borgata Poggio, we propose a charming Ligurian terra-etto house free on three sides. The typical stone building developed on several levels retains all the charm of traditional Ligurian architecture, with thick stone walls and typical vaulted ceilings. The property has undergone careful and accurate renovation both internally and externally including the facade and is now in perfect condition of maintenance. The hamlet is pedestrian, an element that contributes to its tranquility and authenticity. Public parking is however very convenient and located about 50 meters from the house. The property free on three sides and from ground to roof has a cadastral area of 198 square meters with an internal surface of about 187 square meters with about 50 square meters of terraces on the 2nd floor and a garden of 57 square meters. The entrance is from the ancient via Poggio that crosses the hamlet and is passable by small motor vehicles

such as Apecar. On the ground floor we find a bedroom, a bathroom and a livable kitchen equipped with a wood-burning oven. Going down a few steps we enter a large living area divided into dining and living area: a warm and welcoming environment, enhanced by vaulted ceilings and stone masonry. From here there is access to the private garden of about 60 square meters accessible directly from the road through the pedestrian gate. The garden is a pleasant, private and livable space with a dining area covered by a pergola. Going up to the second floor you enter a lovely living room extremely bright thanks to the windows on two sides and with beautiful open views of the valley. On the same level there is a bedroom, a full bathroom with shower and ante-bathroom equipped with washing machine. A short ramp leads to the next level, where a hallway gives access to two additional bedrooms and a bathroom with shower. Continuing the ascent you reach on the second floor the first solarium terrace overlooking the valley of about 20 square meters ideal for relaxing moments outdoors...

 **198 m²**
AREA

 **5**
ROOMS

 **4**
BATHROOMS

 **€ 500.000**

FEATURES



Dimore di Liguria

CONTACTS

Book a visit

Contact us for more information or to schedule a viewing.

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