



## Excellent 1 Bed Apartment for Sale In Bordighera Alta Liguria Italy



### Agenten-Info

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Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
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Sprachen:	English
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### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 146,130.56

### Standort

Land:	Italien
Staat/Region/Provinz:	Ligurien
Postleitzahl:	18012
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Esales Property ID: es5554837  
Via Mariani, 14, 18012 Bordighera IM, Italy

Own a Piece of Paradise: Enchanting 1-Bedroom Apartment in Historic Bordighera Alta, Liguria, Italy

Imagine waking up to the gentle sounds of a historic Italian village, the scent of fresh coffee mingling with the salty Mediterranean air. Picture yourself stepping out of your front door and instantly being immersed in a timeless world of narrow, sun-drenched alleys, hidden cafes, and the authentic Ligurian way of life. This isn't just a dream—it's the reality awaiting you in this exquisite, 1-bedroom apartment for sale in the heart of Bordighera Alta.

This is a rare opportunity to own a piece of the storied Italian Riviera's most charming and well-preserved medieval villages. Forget the bustling crowds of the French Riviera; this is where elegance meets authenticity, where history is literally built into the cobblestone streets. Perfect as a primary residence, a



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tranquil holiday home, or a highly desirable rental investment, this apartment offers the ultimate blend of charm, convenience, and location.

## The Location: Bordighera Alta – A Timeless Gem

Bordighera Alta, or Upper Bordighera, is the captivating historic core of the town, perched dramatically on the Capo Sant’Ampelio promontory. It is famous for its commanding views, robust late-medieval walls, and its unique status as a haven for artists and royalty throughout the 19th and 20th centuries. The famous Impressionist painter Claude Monet was captivated by its light, and you’ll quickly understand why.

Your apartment is perfectly situated to fully experience the authentic atmosphere of this village. From your window, you’ll have a wonderful view overlooking the village’s main church, providing a beautiful visual anchor to your new life. Just a few steps from your door, you’ll find yourself in the central square, Piazza del Popolo, the vibrant heart of the Alta. Here, you will be instantly surrounded by typical restaurants, intimate bars, and local shops that define the area’s rich, slow-paced lifestyle. Enjoy a morning caffè with the locals or a long, leisurely dinner enjoying fresh Ligurian cuisine—this is village life at its most delightful.

## The Apartment: Authentic Charm Meets Modern Comfort

The apartment itself is nestled on the second floor of a traditional, typical Ligurian house in the deep heart of the historic centre. While there is no lift—a feature common to these historic buildings—the quick ascent to the second floor only adds to the sense of privacy and separation from the street bustle. It offers an authentic and welcoming atmosphere that immediately makes you feel at home. Every detail contributes to a cosy, character-filled living space, perfect for unwinding after a day exploring the Riviera.

## The Layout: Thoughtful and Functional

The 1-bedroom space is thoughtfully designed to maximise light and utility:

- \* **A Bright Living Room with Kitchenette:** The open-plan layout creates a welcoming social area. The living room is bathed in natural light and features a comfortable sofa and a Smart TV, making it an ideal space for relaxation or entertaining.
- \* **Fully Equipped Kitchenette:** Compact yet comprehensive, the kitchenette is a pleasure to use. It comes fully equipped with a microwave, a coffee machine, a kettle, and everything you need for cooking simple, delicious Italian meals using fresh local ingredients.
- \* **A Double Room:** The separate bedroom offers a peaceful sanctuary. It features a comfortable double bed and a large wardrobe, providing ample storage space for a long stay or frequent visits.
- \* **A Modern Bathroom:** The bathroom includes a contemporary vanity and a comfortable shower, providing a refreshing start or end to your day.

For your utmost comfort, the house also includes a washing machine, an essential amenity for any home, especially a vacation property. Additionally, free Wi-Fi is always available, ensuring you can stay



connected, whether for remote work or sharing your incredible Ligurian memories.

## Unbeatable Convenience and Access

One of the greatest advantages of this apartment is its remarkable accessibility to both the village amenities and the stunning coastline:

- \* **Village Convenience:** You are never far from what you need. A supermarket is located just a 2-minute walk from the apartment, ideal for all your daily provisions.
- \* **Beaches and Sea Access:** You have convenient access to the beaches and the picturesque harbour. The warm, clear waters of the Mediterranean are easily reached with a pleasant walk of about 10 minutes down through the lower town. Spend your mornings on the pebble beaches or stroll the famous Lungomare Argentina.
- \* **Parking:** Ample parking is nearby, with a mix of free and paid spaces, making arrival and trips along the Riviera simple and stress-free.

## Investment and Lifestyle

This apartment represents an ideal investment for several types of buyers:

- \* **The Lifestyle Seeker:** This is for those who are looking for charm, tranquility, and an authentic Ligurian experience in the heart of one of the most evocative villages on the Riviera. It's a peaceful retreat from the modern world.
- \* **The Seasonal Buyer:** A perfect lock-up-and-leave holiday home. Spend your summers enjoying the Italian lifestyle and return to a secure, character-filled base year after year.
- \* **The Investor:** Bordighera Alta is an extremely popular destination for high-end travellers seeking an authentic Italian experience close to the French border (Menton, Monaco, Nice). This apartment is ideally positioned for short-term holiday rentals, offering strong potential for a high occupancy rate and excellent returns.

Don't miss the chance to make this extraordinary property your own. Embrace the sun-drenched history, the culinary delights, and the unparalleled charm of Bordighera Alta.

Schedule your viewing today and step into your Italian dream.

## ABOUT THE AREA

Bordighera Alta, or Upper Bordighera, is the historic core of the Ligurian town of Bordighera, Italy. Perched on the Capo Sant'Ampelio promontory overlooking the Mediterranean Sea, this captivating medieval village offers a striking contrast to the newer, lower town. Its architecture is a beautiful labyrinth of narrow, winding cobblestone streets, known as carrugi, opening into small squares, all enclosed by robust late-medieval defensive walls. This layout and elevated position were initially crucial for defense against Saracen pirate incursions in centuries past. The atmosphere within Bordighera Alta is one of timeless tranquility, filled with pastel-colored houses, small artisan shops, and traditional restaurants.



The history of Bordighera Alta is tied to the strategic importance of the area. It was officially established around 1470 by families seeking a protected settlement, eventually growing in prominence and gaining independence from nearby Ventimiglia in the late 17th century. The village's charm has historically drawn renowned visitors and artists. For instance, the famous French Impressionist painter Claude Monet was so enchanted by the local light and landscape during his stay in 1884 that he produced numerous canvases depicting the area. The old town remains an artistic hub, with various ateliers and art exhibits housed in its historic buildings.

Key landmarks within Bordighera Alta include the 17th-century Church of Santa Maria Maddalena, which sits on the main square, Piazza del Popolo, and the Oratory of San Bartolomeo. The entire village offers breathtaking panoramic views of the sea and the surrounding Italian and French coastline. The elevated perspective is a major draw for visitors, particularly at sunset. The area also boasts a rich botanical heritage, with the town often called the 'Queen of the Palms' due to the abundant Phoenix dactylifera date palms, which are historically significant to the region.

The nearest major international airport to Bordighera is the Nice Côte d'Azur Airport (NCE), located in France. It is approximately 39 kilometers (about 24 miles) away, making it easily accessible, with a typical car journey taking around 40 minutes without heavy traffic. While Genoa Airport (GOA) is also an option further afield in Italy, Nice offers the closest and often most convenient air travel link, catering to the significant number of international visitors drawn to the Italian and French Riviera.

## MAiN FEATURES:

- \* 38m<sup>2</sup> of living space
- \* 1 Bedroom
- \* 1 Bathroom
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Allgemein**

Fertige m<sup>2</sup>: 38 m<sup>2</sup>  
Grundstücksgröße: 38 m<sup>2</sup>

### **Mietbedingungen**

Verfügbar ab:

### **Kontaktinformation**



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IX7.786.658

