In the heart of the charming historic center of Ceriana

Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 22,296.27

Ubicación

País:	Italia
Estado/Región/Provincia:	Liguria
Ciudad:	Sanremo
Código postal:	18034
Publicado:	25/11/2025

Descripción:

In the heart of the charming historic center of Ceriana, a typical medieval village in the Ligurian hinterland, we offer for sale a village house in need of renovation, ideal for those wishing to live or invest in an authentic location, rich in history and tradition. This property represents a true opportunity for those who appreciate the charm of historic homes and want to customize every detail to their own taste.

The property is located on the ground floor of a typical Ligurian building, with direct access from the characteristic pedestrian alley, just 50 meters from the town's main square. The location is convenient and easily accessible, while maintaining the tranquility and charm of a bygone era.

The house has a floor area of approximately 40 square meters (50 square meters) and consists of a large main room with a high light source, a bedroom with a window, and a kitchen overlooking the exterior. Currently lacking a bathroom or utilities, it requires a complete renovation, which would create modern spaces while preserving the original architectural elements.

There is no heating system and no condominium fees, making the property extremely affordable to run. The very low land registry income (€46.48) allows for a low purchase price, with taxes and a notary fee totaling approximately €2,600.

In addition, there is the option to purchase a cellar of approximately 15 square meters, also located on the ground floor, with a convenient access ramp ideal for storing bikes or materials, for €7,000.

This typical Ligurian house in Ceriana is the perfect choice for those seeking an affordable and customizable living solution, or for those seeking a base in the Sanremo hinterland, less than 30 minutes from the sea yet immersed in the quiet of the village.

Thanks to its central location, low running costs, and great potential for growth, the property represents an excellent opportunity both as a primary residence and as a real estate investment for tourism or a vacation home in Western Liguria.

Surface area report:
Total floor area 40 sq m Total commercial area 50 sq m

Asking price €19,000 Energy Performance Index (EPI) G 118.09 kW/sq m per year

Ceriana, an ancient medieval village of probable Romanesque origin, lies in a naturally protected position: hidden from view by the sea, yet dominating the entire Armea River valley. Located inland from Sanremo, it can be reached in about twenty minutes by car and is well-served by connections to the coast and the main services in the area.
The town has about a thousand inhabitants and has the main commercial activities and essential services, making it virtually independent and fully livable year-round. Its location, at the center of a valley rich in chestnut and olive groves that opens towards the Ligurian Sea—from Sanremo to Arma di Taggia to Bussana—has historically favored economic exchanges, once concentrated almost entirely within the village walls.

Ceriana today represents an ideal setting for those seeking tranquility, pristine nature, traditional cuisine, hiking trails, and mountain biking routes.

Since 2025, the village has been officially included in the list of the Most Beautiful Villages in Italy, a prestigious award that recognizes small Italian towns of excellence for their historical, artistic, cultural, and landscape value.

Recommended properties:
TR64 Townhouse for Sale in the Historic Center of Ceriana
PI31 Semi-detached House for Sale in Ceriana
TR67 Renovated Apartment in Ceriana
PI29 House in Ceriana with Panoramic Terrace
TR65 Discover the Beauty of a Traditional House in the Historic Center of Ceriana

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Fabricado:	1800

Común

Dormitorios:	1
Baños:	1
Pies cuadrados terminados:	50 m2

Room details

Total rooms:	2

Energy efficiency

Energy Use (kWh/m^2/year):	11809

Building details

Parking:	Sí

Lease terms

Date Available:	

Información adicional

URL sitio web:	http://www.arkadia.com/HOYC-T65/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:	b64