

## Apartment for Sale in Pompeiana

### Ref. A225 - € 225.000



### **136 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 7**

In the picturesque Ligurian village of Pompeiana, 4 km from the sea at Riva Ligure, Ametis Real Estate Agency offers for sale in the historic center this exclusive upper portion of a rustic stone house, spread over split levels that extends up to the roof, with a sea-view terrace.

The property is accessible from the main road (car park) via a convenient, well-maintained, step-free alleyway, approximately 60 meters long. From the main entrance, access is via a shared staircase with another property, leading to the mezzanine floor, between the first and second levels.

The apartment is on two levels (second and third floors) connected by an internal staircase and occupies a surface area of approximately 136 m<sup>2</sup> (including the terrace).

The living room and dining area have direct access to the livable terrace with a southwest-facing sea view, which enjoys sun all day until sunset. The kitchen has two windows, one of which is a fixed "picture" glass window offering sea views. The bathroom is comfortable and spacious. There are two bedrooms, one with a mezzanine level and one double bedroom, also connected to another room currently used as a storage room with dual access, both internally and from the stairwell. This room completes the second floor. On the mezzanine level, between the second and third floors, there is a second bathroom and another double bedroom. Finally, on the third floor, a storage room is located between the first and second floors.

The building recently underwent a major renovation. The exterior façade was whitewashed, leaving the stonework exposed. All the windows have green aluminum shutters. The terrace overlooking the town stands out, offering views stretching from the hills to the sea.

In Pompeiana there are several businesses that offer catering services and food sales:

Bar Osteria della Piazza: Located in the historic square (Piazza Santa Maria), it offers revisited Ligurian cuisine (the Ligurian-style rabbit is famous) and aperitifs with a sea view.

Bona a Vui - Traditional restaurant: Offers typical dishes from the western Ligurian tradition, such as brandacujun and tajarin with rabbit ragù.

MAIBEN! Restaurant: A small restaurant seating about 10 people that uses locally sourced organic produce.

Bar Osteria della Piazza: In addition to catering, it serves as a central bar for breakfasts and quick stops.

Dau Vescu Bar Trattoria: Another local option for simple bar and restaurant services.

A Bitega - Ginatta: A small, well-stocked grocery store on Via Giuseppe Mazzini, featuring a butcher's shop and fresh produce counters (fruit, vegetables, cured meats, and cheeses).

Euro Market SAS: Located in Piazza G. Verdi, it offers fresh bread, local produce, frozen foods, and additional services such as phone top-ups, etc.

Request a tour and enjoy your little corner of Liguria in Pompeiana, a small village nestled between the sea and olive trees.  
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## Property Informations

**Address:** Via Cavour, 92

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 7

**State of Preservation:** Good

**Level:** 2

**Total Floor:** 3

**Age Construction:** 1900

**Terrace:** Present

**Sea Distance:** 4.000 meter

**Kitchen:** Kitchenette

## Features

Terrace

Closet

Shower

Shutters

Sea View

## Nearby

Fitness Centers

Bike Lanes

Playgrounds

Public Transport

Cafe

Post Offices

Municipal Offices















