Estate-Away srls
Corso Regina Margherita 83 - 18014 Ospedaletti
Phone number 0184990421

Villa for sale in Bordighera
€ 1.250.000
Ref. iv1054



550 sq.m | Bathrooms: 16 | Rooms: 16 | Rooms: 17

Villa for Sale in Bordighera – 550 sqm, 16 Bedrooms, Currently Licensed for Hospitality Use – Change of Use Possible
A unique opportunity in Bordighera with large interior spaces, private garden and the possibility of converting into a residential villa.
We offer for sale an independent villa of 550 sqm in Bordighera, currently used as a hospitality facility, with 16 bedrooms, 16 bathrooms, a fully equipped professional kitchen, dining hall, and cellars on the basement level. The property is surrounded by a private garden of 500 sqm.
The villa is sold as is, with its current hospitality designation. Any request to change the use to residential will be the sole responsibility of the buyer after the purchase.
Main features:

Interior space: 550 sqm
Bedrooms: 16
Bathrooms: 16
Kitchen: professional and equipped
Dining room
Basement cellars
Garden: 500 sqm
Parking: currently none, but possible to create during renovation
Condition: operational but requires updating

Current use: hospitality business
Key strengths:

Large size ideal for tourism/hospitality or residential redevelopment
Strategic location in a sunny and quiet area of Bordighera
Private garden with space for outdoor lounge
Ideal for co-living, assisted living, or charming B&B
Bordighera – Riviera dei Fiori
Bordighera is one of the most sought-after destinations in Liguria thanks to its mild climate, well-kept beaches, and proximity to the French Riviera. The city is well connected via railway, highway, and is only 40 minutes from Nice airport.
An ideal location to live or to invest in high-end tourism.
Recommended SEO keywords:

villa for sale Bordighera hospitality
tourist facility convertible to residence
property with change of use possible Liguria
large villa with garden Bordighera
property with 16 bedrooms in Liguria
real estate investment Riviera dei Fiori
villa to renovate Bordighera
Contact us for:

Floor plans and documentation
On-site visits or virtual tours
Advice on urban planning and use change
Support for international buyers

Certification

Energetic class: G

Property Informations

Address: Via Vittorio Veneto	**Zip code**: 18012
Rooms: 16	**Bathrooms**: 16
Rooms: 17	**Current status**: To be restored
Total number floors: 3	**Independent heating**: Independent
Current status: Free at the deed	**Balconies**: Current
Terrace: Current	**Garden**: Private, 500 sq.m
Sea distance: 100 meter	**Kitchen**: Current

Features

Terrace	Antenna Tv (Multi value): Independent	Tv Sat (Multi value): Independent
Closet	ADSL line	Cellar
Fire place	Parquet	Telephone system
Shower	Wood fixtures	Jalousies
Food shops	Airoport distance	Ski resorts distance
Sea distance		

Nearby

Gyms	wellness centers	Soccer court	Sports centers
Tennis court	Cycle scent	Playgrounds	Train station
Public transport	Kindergarten	Primary schools	Middle schools
Upper school	Pub	Post offices	Shopping center
Municipal offices			











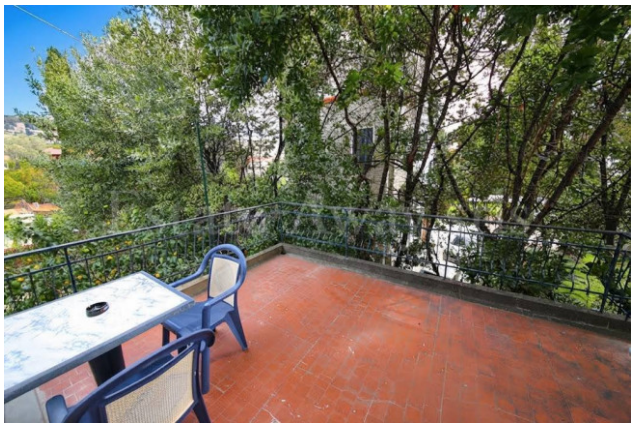






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