

## Apartment

### € 149.000 negotiable

### Ref. 336



#### **45 sq.m | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2**

200 meters from the sea, small three-bedroom apartment on the second floor with a private parking space inside in a complex in a reserved position and surrounded by greenery, away from the chaotic vehicular traffic of the Via Aurelia.

The apartment has the look on the inner courtyard of the condo in which there is a pleasant condominium garden, thus enjoying good tranquility and confidentiality and away from the noises of the street; enjoys a very open view in a good brightness in the afternoon hours until evening, pleasantly livable on the comfortable balcony.

It consists of a living room entrance with kitchenette, a bedroom, a study, a bathroom with a window, and the balcony accessed both from the bedroom and from the living room.

The apartment has considerable potential in the event of a renovation: it is possible to create a comfortable two-bedroom with a larger and exploitable living room, a brighter entrance and a comfortable bedroom in which can find space even a second cot or a bunk bed.

Central heating with heat recorders.

It's a great value solution, taking into account the minimum walking distance from the center and the sea!

In addition to the private parking space of this apartment, the complex has several condominium parking spaces available to the

owners as well as large green areas and spaces for the summer shelter of bicycles.

## Property Informations

<b>Address:</b> Via La Rovere	<b>Zip Code:</b> 18013
<b>Bedrooms:</b> 1	<b>Bathrooms:</b> 1
<b>Rooms:</b> 2	<b>State of Preservation:</b> Discreet
<b>Level:</b> 2	<b>Total Floor:</b> 2
<b>Age Construction:</b> 1970	<b>Building Costs:</b> € 50
<b>Balconies:</b> Present, 9 sq.m	<b>Garden:</b> Common, 3.000 sq.m
<b>Sea Distance:</b> 200 meter	<b>Kitchen:</b> Kitchenette

## Features

Tv Antenna: Condominium	Tv SAT: Condominium	ADSL Coverage
Fastweb Coverage	Telephone System	Shower
Wooden Window Frames	Shutters	

## Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			













