

# Apartment

## € 230.000 negotiable

### Ref. 606



### **70 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

**BARE OWNERSHIP** - Four-room apartment with large private garden located on the ground floor of a small recently built building, in energy class B.

We are in a very quiet residential area, surrounded by greenery just 1.5 km from the sea and the services of the center of Diano Marina. The complex is very pleasant, with many green spaces and modern construction standards.

The apartment consists of a kitchen, living room, two bedrooms, two bathrooms and a single garden of approximately 280m<sup>2</sup> which surrounds the entire house on 3 sides.

The property was created from the merger of two two-room apartments placed side by side, so it is possible in the future to divide them again into two distinct units.

The southern exposure guarantees excellent brightness throughout the day, even in the winter months, and having openings on three sides it has good sunlight as well as air circulation in the summer months.

It has independent private access from the outside, completely flat and therefore there are no architectural barriers.

The property offered for sale includes a garage in the basement below the house included in the price, suitable for any type of car.

The garden is partly paved and partly pleasantly planted with lawn and all surrounded by a lush hedge.

The state of maintenance of the apartment is good and is lived in by the owner.  
Externally, the common parts (facade, roof, gardens) are perfectly preserved as they were recently built.

An ideal solution for investment, both with a view to a future residence considering the living area offered, and with a view to splitting it into two two-room apartments both with private garden and independent access.

More information regarding the owner's age will be provided by telephone.

## Property Informations

**Address:** Via alla Rovere, 10

**Zip Code:** 18013

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 4

**State of Preservation:** Excellent

**Level:** Ground Floor

**Total Floor:** 2

**Age Construction:** 2010

**Building Costs:** € 100

**Terrace:** Present, 280 sq.m

**Garden:** Private, 280 sq.m

**Sea Distance:** 1.600 meter

**Kitchen:** Regular Kitchen

**Box:** Single, 18 sq.m

## Features

Terrace: 280 □

Tv Antenna: Condominium

Tv SAT: Condominium

ADSL Coverage

Fastweb Coverage

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Aluminum Frames

Predisposition for Alarm

Safe-Deposit Box

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







