

## Apartment € 298.000 Ref. 708



### **65 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

At 100 real meters from the sea, but in a quiet and private position, we offer a three-room apartment on the ground floor with double parking space and cellar, in excellent maintenance conditions.

The apartment is located inside a small building of only four apartments, and consists of an entrance into the living room with kitchenette, two bedrooms, bathroom with window, covered balcony and veranda. In the courtyard adjacent to the house there are two uncovered parking spaces, while the cellar is located in the basement.

The apartment is fully furnished and can be lived in immediately, without the need for any renovation work, not even partial. The heating is autonomous and powered by methane, in addition to the air conditioning system. Thanks to the triple exposure north/east/south, good air circulation is guaranteed especially in the summer months, as well as a wonderful supply of natural light.

The building is in excellent condition and is maintained with great care, especially with regards to the green areas and the entrance area, offering further added value to the property.

The position of extreme proximity to the sea, with the attached parking spaces, remain the most valuable and unique features of this proposal that make it practically unique in the local real estate offer!

## Property Informations

**Address:** Via Villenuove, 13

**Zip Code:** 18013

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 3

**State of Preservation:** Good

**Level:** Ground Floor

**Total Floor:** 2

**Parking:** Uncovered Parking

**Age Construction:** 1970

**Building Costs:** € 20

**Balconies:** Present, 12 sq.m

**Garden:** Common

**Sea Distance:** 50 meter

**Kitchen:** Kitchenette

## Features

Tv Antenna: Condominium

Porch: 12 □

Tv SAT: Condominium

ADSL Coverage

Cellar: 5 □

Fastweb Coverage

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Aluminum Frames

Shutters

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









