

## Apartment Confidential Negotiation Ref. 814



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

Bright three-room apartment with sea view in perfect maintenance conditions on the top floor overlooking two arias and two balconies, within a residential complex with large garden and shared swimming pool.

The apartment consists of an entrance into a living room with kitchenette, lounge, bathroom with window, two balconies, one with a view of the sea and the hills, the second the other facing the swimming pool and the characteristic medieval village of Diano Castello. With minimal building work, the living room can be transformed into a comfortable bedroom.

The apartment is in perfect condition and is ready to be inhabited immediately without any renovation work.

The building was born from the renovation of a very renowned hotel structure in the past years in our area, the Hotel Margherita from which it takes its name, whose intended use has changed, while maintaining the ancient charm of Ligurian architecture, with shutters and olive trees in the garden.

The complex is surrounded by green olive groves and is located near the crossroads for Varcavello where there is a pharmacy and a

small supermarket and the bus stop connecting to Diano Marina.

The price includes a parking space and a comfortable cellar.

## Property Informations

|                                        |                                         |
|----------------------------------------|-----------------------------------------|
| <b>Address:</b> Via Caduti di Nassyria | <b>Zip Code:</b> 18013                  |
| <b>Bedrooms:</b> 2                     | <b>Bathrooms:</b> 1                     |
| <b>Rooms:</b> 3                        | <b>State of Preservation:</b> Excellent |
| <b>Level:</b> 1                        | <b>Total Floor:</b> 1                   |
| <b>Parking:</b> Uncovered Parking      | <b>Age Construction:</b> 1992           |
| <b>Building Costs:</b> € 100           | <b>Balconies:</b> Present, 10 sq.m      |
| <b>Garden:</b> Common, 500 sq.m        | <b>Sea Distance:</b> 1.500 meter        |
| <b>Kitchen:</b> Kitchenette            |                                         |

## Features

|                  |                         |                     |
|------------------|-------------------------|---------------------|
| Terrace: 10 □    | Tv Antenna: Condominium | Tv SAT: Condominium |
| ADSL Coverage    | Cellar: 4 □             | Fastweb Coverage    |
| Telephone System | Wiring: By Law          | Shower              |
| Aluminum Frames  | Shutters                | Sea View            |

## 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 |              |                    |                  |









