

## Two-roomed flat for sale in Pietra Ligure

### € 285.000

### Ref. 38601013-177



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

MAGNIFICENT TWO-ROOM APARTMENT, in the heart of the Ligurian Riviera, with SEA VIEW, a few minutes from the center of Pietra Ligure, a very popular tourist destination, for its beaches and its crystal clear sea. The NEWLY BUILT accommodation (2013) is 55 square meters and is located within a quiet condominium surrounded by greenery, with SWIMMING POOL and children's playground, accessible from the condominiums, a few meters from the apartment and about 1 km from the beaches.

The apartment is accessible via a small ramp that leads directly to a spacious parking area where there is a very convenient private parking space in front of the house. Located on the ground floor of a 2-storey residential unit, it has an independent entrance.

The external entrance is enhanced by an eclectic and inviting relaxation area, of greenery framed by a lush GARDEN with a panoramic sea/mountain view, with an attached useful space under the stairs for storing equipment.

This MODERN apartment features all the necessary comforts starting from the external spaces, with its PRIVATE garden-porch, to the internal ones.

Crossing the entrance door, with code lock and home automation system for remote management, we find a lovely custom-made living room that offers comfort and elegance; the kitchenette, with induction hob and adjacent to the living room, is designed to combine functionality and design.

In the corridor that separates the sleeping area from the living area, a large walk-in closet with a mirrored track has been created.



The bathroom is beautiful and practical with an oval countertop sink and corner shower, convenient for everyday use. From the living room and the double bedroom you can access the picturesque garden through the 2 French windows with new generation fixtures.

The heating is autonomous with electric radiators and Inverter air conditioners.

The accommodation is in class A and is equipped with a SOLAR PANEL system for hot water, which ensures significant savings, which can even exceed 60%.

The condominium fees are really negligible: 800 euros per year (pool fees included).

This solution is truly UNIQUE and offers many benefits: garden, swimming pool, sea view, outdoor space perfect for moments of relaxation and fun in the open air, ideal for outdoor dinners or simply to enjoy the sun's rays. Perfect both as a first and second home.

This home solution is capable of transmitting warmth and intimacy at any time of the day.

## Certification

**Energy Class:** A1

## Features

Code: 38601013-177	Reason: Sale
Categoria: Two-roomed flat	Address: Via Lombardia
Zip Code: 17027	Municipality: Pietra Ligure
Total Square Meters: 65 sq.m.	Bedrooms: 1
Bathrooms: 1	Rooms: 2
State of Preservation: Excellent	uncovered parking space: 1
: 1	Level: Ground Floor
Total Floor: 2	Heating: Independent
Parking: Uncovered Parking	Age Construction: 2013
Current Status: Free to sell	Building Costs: € 66
Balconies: endowed	Terrace: endowed, 25 sq.m.
Cellar: endowed	Garden: Private, 100 sq.m.
Sea Distance: 1.000 meter	Kitchen: Kitchenette
Terrace : 25 □	Tv Antenna
Porch : 25 □	Tv SAT
Closet	Air-Conditioned
Telephone System	Wiring
Sanitary Suspended	Shower : Shower
Aluminum Frames	Predisposition for Alarm
Shutters : aluminium	Pool : Infinity

## Nearby

Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station



RRE

Riviera Real Estate  
c.so Dante Alighieri, 247 - 17021 Alassio (SV)  
+39 0182 470639

Highway

Surf area

Outdoor

Park

Wood

Hotels

B&B







