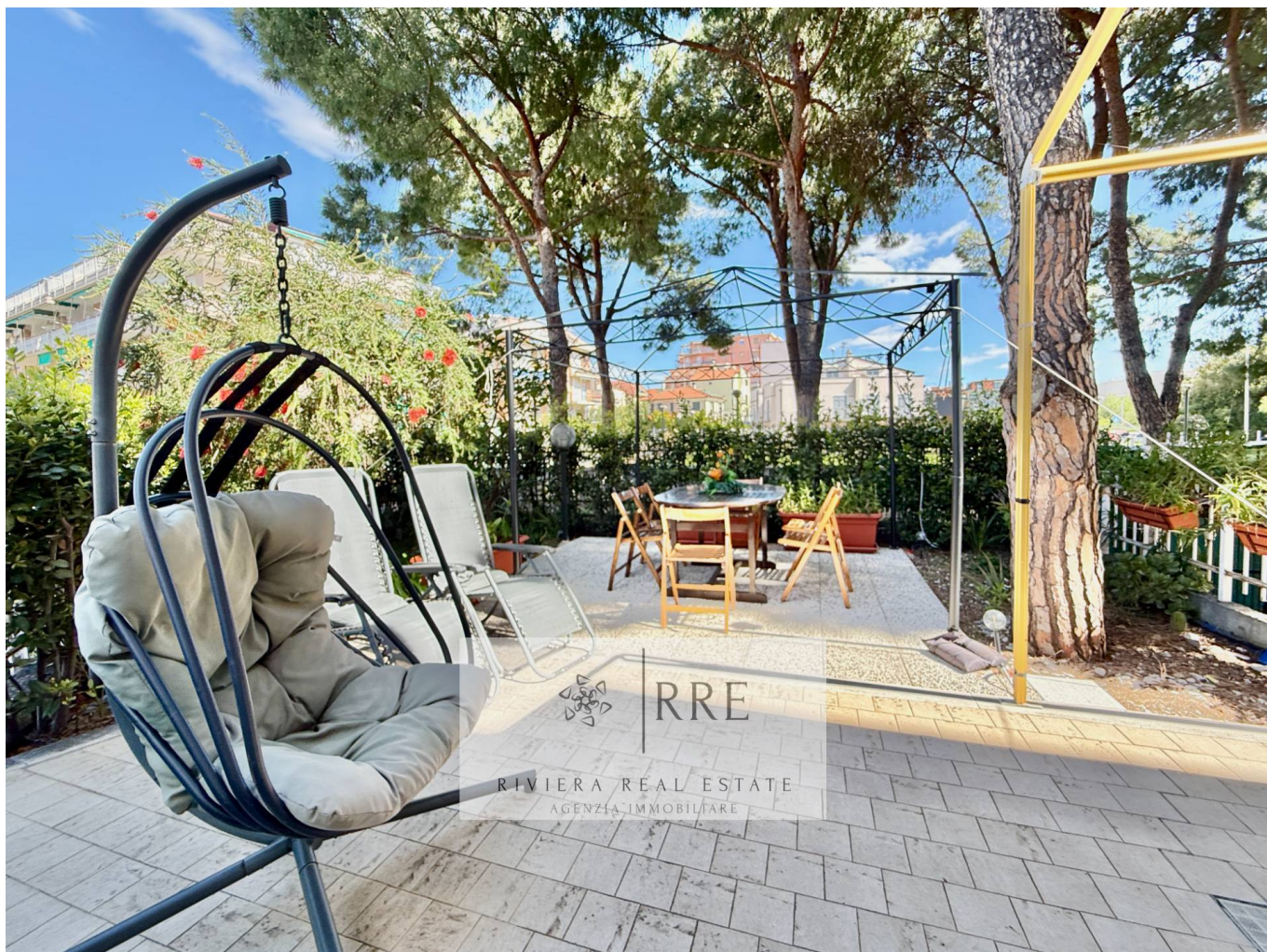


3rooms flat for sale in Loano

€ 420.000

Ref. 38601013-204



95 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

For sale in Loano a large renovated three-room apartment of about 95 square meters located on the mezzanine floor with independent entrance in front of a green pine forest, but 100 meters from the sea.

The apartment consists of a large living room with open kitchen, two double bedrooms and two bathrooms, one with a bathtub and one with a shower.

The 80 m2 floor area guarantees large living spaces, the heating system is autonomous with methane for excellent energy efficiency, as are the new wooden windows with double glazing, for excellent thermal and acoustic insulation.

To complete the energy efficiency, each room is equipped with inverter air conditioning for fresh air / hot air for absolute comfort.

The apartment is fully furnished, including modern and high quality furnishings, perfect for a ready-to-move home.

Furthermore, it has a full-circle balcony, a 20 m2 terrace and a 25 m2 private garden, perfect for enjoying moments of relaxation outdoors.

INCLUDED IN THE PRICE a single garage and a cellar, right under the house, for additional total convenience.

Don't miss the opportunity to live in a high-level three-room apartment, renovated and equipped with every comfort, in one of the most sought-after areas of Loano.

Certification

Energy Class: G

Features

Code: 38601013-204	Reason: Sale
Categoria: 3rooms flat	Address: via Aurelia
Zip Code: 17025	Municipality: Loano
Total Square Meters: 95 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 3
State of Preservation: Restored	: 1
Level: Mezzanine	Heating: Independent
Current Status: Free to sell	Building Costs: € 30
Balconies: endowed, 12 sq.m.	Terrace: endowed, 15 sq.m.
Cellar: endowed	Garden: Private, 24 sq.m.
Kitchen: Exposed Kitchen	Box: Single, 17 sq.m.
Terrace : 15 □	Tv Antenna : Cond
Porch	Tv SAT
Air-Conditioned	Telephone System
Wiring	Shower : Shower
Wooden Window Frames	Shutters : electric

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	Restaurant
Golf CLub	Equestrian club
Highway	tourist harbor
Surf area	Shops
Bus stop	public parking
Supermarket	Outdoor



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