

**for sale in Laigueglia**  
**€ 349.000**  
**Ref. 38601013-211**



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

TWO-ROOM APARTMENT WITH SEA VIEW ONLY 50 METERS FROM THE BEACH!

Dreaming of a corner of Ligurian paradise where the sea is just a stone's throw away? In Laigueglia, we offer a delightful two-bedroom apartment, ready to move into or rent out, with the priceless privilege of a breathtaking sea view and an enviable location just 50 meters from the beaches.

The 39 sq m apartment is located on the second and top floor (of two total) and comprises two rooms, including a comfortable bedroom, a bathroom, and an eat-in kitchenette. The balcony offers a relaxing way to enjoy the sea air.

The property is being sold furnished and is in good condition. The heating is independent (with convector heaters), ensuring low running costs (only €30/month in condominium fees).

To complete the property, a convenient 2 m2 cellar is included.

Perfect as a holiday home or as a secure investment in one of the most charming locations on the Western Ligurian Riviera.

Details in Summary:

Location: Laigueglia (SV), via dei Gigli  
 Type: Two-room apartment with sea view  
 Surface area: 39 m<sup>2</sup>  
 Rooms: 2 (1 bedroom, 1 bathroom)  
 Extras: Balcony, Cellar (2 m<sup>2</sup>), Furnished  
 Distance from the sea: 50 metres  
 Heating: Independent

Energy Class: F

Don't miss the chance to wake up to the sound of the waves!

## Certification

**Energy Class:** F

## Features

Code: 38601013-211	Reason: Sale
Address: via dei Gigli	Zip Code: 17020
Municipality: Laigueglia	Total Square Meters: 39 sq.m.
Bedrooms: 1	Bathrooms: 1
Rooms: 2	State of Preservation: Good
Level: 2	Total Floor: 2
Heating: Independent	Current Status: Free to sell
Building Costs: € 30	Balconies: endowed, 4 sq.m.
Cellar: endowed	Sea Distance: 50 meter
Kitchen: Regular Kitchen	Tv Antenna : Cond
Air-Conditioned	Telephone System
Wiring	Wooden Window Frames
Shutters : manual	

## 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



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tourist harbor	Surf area
Shops	Bus stop
public parking	Supermarket
Outdoor	Park
Pine grove	Wood
Hotels	B&B
medical practice	



