

4rooms flat for sale in Albenga

€ 290.000

Ref. 38601013-243



115 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 4

Albenga, on the splendid western Ligurian Riviera, characterised by: Sports & Outdoors · Beaches · Museums and Archaeological Sites.

In one of the main avenues of the city, the avenue THAT LEADS TO THE BEACH, we find this FANTASTIC FOUR-ROOM APARTMENT of 105 m2 of floor space, located on the second floor of a 5-storey elegant building WITH LIFT and VIDEO INTERCOM, 50 metres from the promenade.

The accommodation, very convenient to all services, is in perfect internal condition.

It consists of a large entrance, a unique and open space very well enhanced thanks to a careful choice of furnishings.

The colors and flooring, particularly in vogue in the Seventies and back in fashion today, give a vintage touch to the interiors.

A large living room with balcony and GLIMPSE OF SEA VIEW, well-equipped eat-in kitchen and two double bedrooms, also served by 2 further balconies ALL LIVEABLE.

The bathroom has a window and a shower.

We also find a large closet and a spacious, shallow, custom-made hallway closet, designed to provide additional, valuable space for the home.

The apartment is characterized by very large rooms, high ceilings and an excellent TRIPLE exposure; the double-glazed windows are very high-performance in terms of insulation because they reduce thermal transmission.

The heating is centralized with thermostatic valves, with the aim of accounting for the individual consumption of each

apartment in a condominium. Each condominium owner, therefore, can set the desired temperature and save on energy consumption with negligible costs: approximately 80 euros per month.

The central location with all services at your fingertips: beach resorts, supermarkets, shops, tobacconists, refreshment points, public transport and train station. The sea, not far away, can be easily reached on foot.

All this without forgetting the importance of the City of Albenga, an excellence, which is acquiring ever greater importance from an economic and consequently urban planning perspective.

All these requirements make this **MAGNIFICENT FOUR-ROOM APARTMENT** excellent both as a first home but also perfect as a second home for one or more families.

Certification

Energy Class: G

Features

Code: 38601013-243	Reason: Sale
Categoria: 4rooms flat	Address: Via Giacomo Puccini
Zip Code: 17031	Municipality: Albenga
Total Square Meters: 115 sq.m.	Bedrooms: 3
Bathrooms: 1	Rooms: 4
State of Preservation: Good	Level: 2
Total Floor: 5	Heating: Central Heating with Counter
Lift: Yes	Age Construction: 1970
Current Status: Free to sell	Building Costs: € 80
Balconies: endowed	Terrace: endowed
Sea Distance: 50 meter	Kitchen: Regular Kitchen
Tv Antenna : Cond	Tv SAT
Closet	Telephone System
Wiring	Shower : Shower
Aluminum 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



Airport	Highway
tourist harbor	Surf area
Shops	Bus stop
public parking	Supermarket
Outdoor	Park
Public pool	Hotels
B&B	medical practice
Hospital	





