

Duplex for sale in Garlenda

€ 220.000

Ref. 38601013-271



75 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

Stunning furnished duplex in Garlenda, just steps from the golf club.

If you dream of tranquility, proximity to greenery, and convenient amenities in a prestigious residential setting, this duplex apartment is the perfect opportunity for you!

Located in Garlenda, in a strategic position just a short distance from the renowned golf courses, we offer for sale a bright and welcoming two-level apartment in excellent condition.

Main Features:

Type: Duplex apartment (on 2 levels) on the 2nd and top floor. Layout: 4 rooms, including a living room with open kitchen, 2 bedrooms, and 2 bathrooms. Dreamy exteriors: Enjoy relaxing moments outdoors thanks to the 2 balconies and the fantastic 30 m² terrace, ideal for summer dinners or sunbathing. Comfort: The property is sold fully furnished and features independent heating with aluminum radiators, double-glazed aluminum windows, and air conditioning. Low costs: Condominium fees are extremely low, only €30 per month. Parking: The property includes 1 uncovered condominium

parking space. Condition: Ready to move into.

Ideal both as a first home for those seeking a quiet and functional solution, and as a holiday home for golf and nature lovers.

Don't miss this unique opportunity! Contact us for more information and to schedule a viewing.

Certification

Energy Class: F

Features

Code: 38601013-271	Reason: Sale
Categoria: Duplex	Address: Borgata Chiappa
Zip Code: 17033	Municipality: Garlenda
Total Square Meters: 75 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 4
State of Preservation: Excellent	uncovered parking space: 1
: 1	Level: 2
Total Floor: 2	Heating: Independent
Parking: Uncovered Parking	Age Construction: 2007
Current Status: Free to sell	Building Costs: € 30
Balconies: endowed, 3 sq.m.	Terrace: endowed, 30 sq.m.
Kitchen: Exposed Kitchen	Terrace : 26 □
Tv Antenna : Cond	Porch
Tv SAT	Closet
Fireplace	Air-Conditioned
Telephone System	Wiring
Shower : Shower	Aluminum Frames
Shutters : aluminium	

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	Shops
Bus stop	public parking
Supermarket	Outdoor
Park	Pine grove
Wood	Public pool
Hotels	B&B
medical practice	Hospital

Rooms

Living Room	Kitchen
Bedroom	Bedroom
Bathroom	Bathroom
Storage Room / Utility Room	Terrace : 26 sq.m.
Balcony : 6 sq.m.	Balcony : 3 sq.m.







