

## 3rooms flat for sale in Loano

### € 550.000

### Ref. 38601013-272



**77 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

THREE-ROOM APARTMENT WITH SEA VIEW, TERRACE, AND GARAGE, 300 METERS FROM THE SEA

Are you looking for the perfect beach house or a solid investment in one of the most sought-after locations on the Western Ligurian Riviera?

We offer for sale in Loano, in the Poeti area, a quiet residential area just 300 meters from the beaches, this comfortable three-room apartment with outdoor spaces and exclusive appurtenances.

#### Property Features:

**Layout:** The apartment is a three-room apartment comprising a welcoming living area with an open-plan kitchen, two bedrooms, and a bathroom. **Exterior:** It boasts balconies and a practical 8 m<sup>2</sup> terrace, ideal for al fresco dining or relaxing after a day at the beach. **Conveniences:** Located in a building with an elevator and central heating. **Condition:** The property is in fair condition, offering excellent potential for customization to enhance its value. **Exclusive Accessories and Appliances (A Real Plus!):**

Garage: A 16 m<sup>2</sup> single garage is included in the price. Parking spaces: The property also includes the possibility of parking one parking space in the large communal courtyard.

The strategic location, proximity to the sea, and the wealth of amenities (terrace, garage, parking space) make this property an unmissable opportunity for those seeking maximum comfort on the Riviera.

Contact us for more information and to arrange a viewing!

## Certification

**Energy Class:** G

## Features

Code: 38601013-272	Reason: Sale
Categoria: 3rooms flat	Address: Via Dante Alighieri
Zip Code: 17025	Municipality: Loano
Total Square Meters: 77 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 3
State of Preservation: Discreet	uncovered parking space: 1
: 1	covered parking space: 1
Heating: Central Heating	Parking: Carport
Lift: Yes	Current Status: Free to sell
Balconies: endowed, 4 sq.m.	Terrace: endowed, 8 sq.m.
Sea Distance: 300 meter	Kitchen: Exposed Kitchen
Box: Single, 16 sq.m.	Terrace : 8 □
Tv Antenna : Cond	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



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

## Rooms

Entrance / Hallway	Corridor / Hallway
Living Room	Bedroom
Bedroom	Kitchen
Balcony : 4 sq.m.	Terrace : 8 sq.m.
Box / Garage : 16 sq.m.	Storage Room / Utility Room







