

## Duplex for sale in Rezzo Lavina € 99.000 Ref. 38601013-283



**113 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5**

DUPLEX APARTMENT IN A PERIOD BUILDING IN THE QUIET CENTRE OF LAVINA - REZZO (IM)

We offer for sale a charming and spacious multi-level apartment, with a floor area of 90 m<sup>2</sup> (113 m<sup>2</sup> commercial), ideal for those seeking a solution with high potential for housing flexibility in a historic and peaceful setting.

Located in an elegant period building of just three floors in the hamlet of Lavina, a district of Rezzo (IM), this property is surrounded by green woods at the foot of the Ligurian Alps. Its strategic location is about 10 minutes from Pieve di Teco, where all the main amenities are located, and about a 30-minute drive from Imperia and the beaches.

Main Features

The five-room apartment is spread over two internal levels and includes a low but perfectly furnished attic. The entrance hall separates and separates the first and second floors, allowing the property to be used as a single, spacious home.

#### Internal Composition and Details

Lower Floor (First Floor): Bright living area with an open-plan kitchen, fully furnished and custom-fitted, opening onto the living/dining room with sofa and TV area, with three beautiful windows overlooking the square and the valley. Upper Floor (Second Floor - Duplex): Two double bedrooms, a bathroom with shower and heated towel rail. There is a convenient walk-in closet and a storage room. Attic: A retractable staircase leads to a low but carefully designed space with three small windows in the roof that make the space bright and a bathroom. Furnishings included in the price.

#### Technical Details and Comfort

Fixtures: New aluminum windows and shutters. Internal insulation on all perimeter walls. Heating: Independent, LPG-powered with independent boiler, aluminum radiator system. Electrical System: Compliant with standards. TV/SAT Antenna: Independent. Telephone System: Present. Insulated roof with exposed beams.

## Certification

**Energy Class:** E

## Features

Code: 38601013-283	Reason: Sale
Categoria: Duplex	Address: Frazione Lavina - Piazza Sant' Antonio Abate
Zip Code: 18020	Municipality: Rezzo
Zona: Lavina	Total Square Meters: 113 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 5	State of Preservation: Excellent
Level: 2	Total Floor: 3
Heating: Independent	Current Status: Free to sell
: endowed	Kitchen: Exposed Kitchen
Tv Antenna	Tv SAT
Closet	Telephone System
Wiring	Shower : Shower
Aluminum Frames	Shutters : aluminium

## Nearby

Gyms	Football Fields
Playgrounds	Public Transport
Kindergarten	Elementary Schools
Schools	High Schools
Cafe	Post Offices
Municipal Offices	Restaurant
Golf CLub	Equestrian club
Highway	Shops



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Bus stop	public parking
Outdoor	Park
Pine grove	Wood
Hotels	B&B
medical practice	Hospital

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## Rooms

Kitchen	Living Room
Bedroom	Bedroom
Bathroom	Storage Room / Utility Room

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