

4rooms flat for sale in Loano

€ 395.000

Ref. 38601013-288



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

FOUR-ROOM APARTMENT WITH TERRACE AND CONCIERGE SERVICE IN LOANO - LOWER POETS AREA

Are you looking for spacious living and the convenience of the seaside, along with exclusive amenities? We offer for sale in Loano (SV), in the sought-after Zona Poeti Bassa, a generous four-room apartment with 113 m² of living space, including 108 m² of floor space, perfect for those looking to personalize their beach home.

Main Features:

Top Location: Just 300 meters from the sea (about a 3-minute walk), in one of Loano's most convenient and sought-after areas. **Generous Spaces:** The apartment features generously sized rooms: a large living room and a spacious eat-in kitchen, a welcoming entrance hall, two double bedrooms, and two bathrooms (one with a shower and one with a bathtub). **Outdoor Space:** It boasts a 13 sq m terrace, ideal for outdoor dining and relaxing. **Customizable:** The property requires some renovation and customization, offering an excellent opportunity to create the custom home of your dreams, free from pre-existing finishes.

THE EXCLUSIVE ADVANTAGES OF THE CONDOMINIUM:

This property stands out for its amenities that guarantee high living comfort and safety:

Concierge Service: The condominium benefits from a live-in concierge, a continuous service included in the condominium fees, unique in Loano, who ensures daily presence and assistance. **Private Park:** A beautiful private park within the condominium offers an oasis of greenery and tranquility, perfect for families and those who enjoy private outdoor spaces. **Parking Space:** A convenient condominium parking space is available.

An unmissable opportunity to purchase a spacious apartment full of potential in an enviable location, with high-end condominium amenities. Contact us for more information and to arrange a viewing.

Certification

Energy Class: G

Features

Code: 38601013-288	Reason: Sale
Categoria: 4rooms flat	Address: zona Poeti Bassa
Zip Code: 17025	Municipality: Loano
Total Square Meters: 113 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 4
State of Preservation: Good	uncovered parking space: 1
Level: 1	Heating: Central Heating with Counter
Parking: Uncovered Parking	Lift: Yes
No Barriers: Yes	Current Status: Free to sell
Building Costs: € 200	Terrace: endowed, 13 sq.m.
Garden: Common	Sea Distance: 300 meter
Kitchen: Regular Kitchen	Terrace : 13 □
Tv Antenna : Cond	Tv SAT
Closet	Telephone System
Shower : Shower	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
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	Living Room
Kitchen	Corridor / Hallway
Bedroom	Bedroom
Bathroom	Bathroom
Terrace : 13 sq.m.	









