

# 3rooms flat for sale in Borghetto Santo Spirito

## € 270.000

### Ref. 38601013-294



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

THREE-ROOM APARTMENT ON THE TOP FLOOR WITH DOUBLE TERRACE AND ELEVATOR

In a central location in Borghetto Santo Spirito, just 300 meters from the sea, we offer for sale a bright 75 m<sup>2</sup> three-room apartment on the top floor of a building with an elevator. This property is ideal for those seeking a comfortable living solution, close to all amenities, and ready to be customized.

#### MAIN FEATURES:

**Floor and Building:** Top floor with elevator. **Outdoor Spaces:** Two large terraces (total 18 m<sup>2</sup>), perfect for relaxing outdoors, and two practical additional outdoor storage rooms. **Interior:** The three-room apartment includes two bedrooms, a living room with a separate kitchenette, and a bathroom. It will be sold completely empty, except for the bathroom, which has been recently renovated. **Efficiency and Comfort:** Brand new aluminum windows with double glazing for excellent thermal and acoustic insulation. Central heating with thermostatic valves for heat metering. **Condition:** Good condition, with low condominium fees (€50/month). **Extra Opportunity:** Option to purchase a convenient garage located directly in front of the building.

## Certification

**Energy Class:** G

## Features

Code: 38601013-294	Reason: Sale
Categoria: 3rooms flat	Address: via Venezia
Municipality: Borghetto Santo Spirito	Total Square Meters: 75 sq.m.
Bedrooms: 2	Bathrooms: 1
Rooms: 3	State of Preservation: Good
Level: 4	Total Floor: 4
Heating: Central Heating with Counter	Lift: Yes
Age Construction: 1970	Building Costs: € 50
Balconies: endowed, 6 sq.m.	Terrace: endowed, 12 sq.m.
Sea Distance: 300 meter	Kitchen: Kitchenette
Terrace : 12 □	Tv Antenna : Cond
Porch	Tv SAT
Closet	Telephone System
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
Highway	tourist harbor
Surf area	Shops
Bus stop	public parking
Supermarket	Outdoor
Park	Pine grove



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Wood	Public pool
Hotels	B&B
medical practice	Hospital

**Rooms**

Entrance / Hallway	Living Room
Kitchen	Bathroom
Bedroom	Bedroom
Balcony : 6 sq.m.	Terrace : 12 sq.m.



