

4rooms flat for sale in Loano

€ 395.000

Ref. 38601013-301



110 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 4

Four-room apartment in a villa with independent entrance and private garden

Just 1.5 km from the sea, in a high-end residential area where tranquility reigns supreme, we offer a living solution that breaks the mold of the traditional apartment.

This spacious four-room apartment is located on the first floor of a two-family villa, perfect for those seeking the independence of a detached home without sacrificing the convenience of a convenient location. The property stands out immediately for its private main entrance, ensuring complete independence and privacy from the moment you arrive.

The Interiors: Spaces that feel like home

The fully renovated apartment invites you to relax. The heart of the home is a large, bright living room, designed for those who love hosting and enjoying their space freely. The living area is completed by a separate kitchen, while the sleeping

area has been optimized with three double bedrooms, ideal for hosting a family or creating dedicated spaces such as a study or walk-in closet. A bathroom with a window, air conditioning, and a pellet stove ensure maximum comfort in every season.

The Outside: Your Personal Park

What makes this property unique on the market is the private garden of approximately 800 square meters. It's not just a green space, but a true park for exclusive use, complete with a barbecue area and porch, perfect for al fresco dining or a safe place for children to play. The property includes internal parking spaces, eliminating parking worries once and for all.

Investment and the Future: Hidden Potential

This is not just a house, it is a strategic asset with large potential for valorization:

Energy Autonomy: Owning the entire roof gives you the freedom to install a photovoltaic system, ensuring energy independence and significant savings. **Storage:** The large attic, accessible and usable as a storage room, solves any space issues. **Customization:** The structure allows for the installation of a private external elevator for direct access, or, given the generous size of the garden, the creation of a private swimming pool.

Why choose this proposal?

This solution is the perfect blend of the freedom of a villa and the convenience of a large apartment. It's the ideal home for those looking to change their life, get closer to the sea, and finally live in a space that offers air, light, and the possibility of growing up.

Contact us for a private viewing. Properties with a garden this size, so close to the sea, are extremely rare.

Certification

Energy Class: G

Features

Code: 38601013-301	Listing type: Sale
Categoria: 4rooms flat	Address: Via degli Alpini
Zip Code: 17025	Municipality: Loano
Total Square Meters: 110 sq.m.	Bedrooms: 3
Bathrooms: 1	Rooms: 4
State of Preservation: Excellent	uncovered parking space: 3
: 3	Level: 1
Heating: Independent	Parking: Uncovered Parking
Current Status: Free to sell	Terrace: endowed, 12 sq.m.
: endowed	Garden: Private, 800 sq.m.
Sea Distance: 1.500 meter	Kitchen: Kitchenette
Terrace : 12 □	Tv Antenna
Porch	Tv SAT



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





