

## **Apartment Casanova € 190.000 negotiable Ref. VAD313**



**102 sq.m | : 1 | : 2 | : 5**

"Leaf of oak" (VAD313) is the apartment for sale in Varazze immersed in the tranquility of nature that we visit today. Let's visit this apartment together, which is part of a two-family house.

Located on the first hill, in the Casanova di Varazze hamlet, it will only take a few minutes by car. We are therefore in a handy hinterland, at 384 meters above sea level.

The locality is green and peaceful and is located along the provincial road that leads towards our countryside, just 5 km from the historic center and the sea.

The hamlet is defined as "the wooden road", since almost all of the timber for the shipyards of Varazze or for the arsenal of Genoa crossed this road.

Furthermore, from here you can make various excursions in nature on foot and by bicycle.

One of these is the famous path that leads to the sanctuary of Nostra Signora della Guardia, located at an altitude of 450 meters overhanging the sea.

The population of the area has about 1,000 resident inhabitants, in addition to tourists.

From the provincial road we open a gate and, through a wide driveway that winds through the woods among chestnut and oak trees, we will soon arrive at the house.

Halfway along the path that leads us to the house, our gaze is attracted by a characteristic stone cottage.

This building is part of the property and the possibility of being adapted makes this corner suggestive for the story it tells, which is handed down through its stones.

Arrived, we see that in the square in front of the entrance staircase, there is the possibility of parking two cars.

The property for sale in Varazze, surrounded by woods where you can find chestnuts, delicious mushrooms and acorns, is rustic and built in the 70s.

The house we offer for sale is located on the first and last floor.

The finishes are from the year of construction, with wooden shutters, fixtures and internal doors.

Electrical system with standard differential, antenna, independent heating and flue.

We enter: our eyes run along the beams of the ceiling, high in the air and with sloping ceilings.

Right from the entrance, the first room we meet, it is immediately clear that the apartment for sale in Varazze is subdivided in a rational way.

A large hall, in fact, will welcome us immediately after, on the right.

On the same side follow the two bedrooms.

Returning from the point of view of the entrance, straight in front of us and, therefore, in the center of the house, the eat-in kitchen opens up, from which we can go out onto the balcony.

This outdoor space is widely exploitable and livable, as it is covered.

The view over the greenery conveys a sense of tranquility capable of reconciling us with our biological rhythms which we sometimes put aside in the city.

We complete the visit with the bathroom, located on the left side of the house and with a window.

East/South/West exposure

On the floor below we find a warehouse of about 25 square meters and 2 tool sheds.

These volumes are part of the unit for sale.

The land that descends from the provincial road towards the villa is 9,000 square meters of enchantment in the woods.

For more information and to visit this apartment for sale in Varazze, contact Immobiliare Daniela Cingolani (Tel.0194509025 - Cell 3470012531), we are open from Monday to Sunday morning (closed on Wednesday).

A telephone appointment is welcome.

## Certification

: UE - Under Evaluation

## Property Informations

---> **Indirizzo** <---: Via Nuova Casanova

---> **CAP** <---: 17019

---> **camere** <---: 2

---> **bagni** <---: 1

---> **Locali** <---: 5

---> **stato\_conservazione** <---: To be restructured





