

## **Agricultural land Alpicella € 59.950 Ref. L-VAD376**



**1.478 sq.m**

Land for sale in Varazze, in the heart of the Alpicella hamlet, with sea view.  
The town is one of the pearls of our hinterland and is 8 km from the beaches and the town centre.

We start from the historic center and go up along the river, gradually leaving the city rhythms and the chatter of the alleys behind us.  
It will take us 10 minutes to arrive by car.  
We turn to enter the hamlet, which welcomes us with its central square.  
The village is alive, you can breathe ancient history and traditions, which outline an unmistakable identity.  
Here a bar/tobacconist, a grocery store, a bakery and the urban bus stop guarantee convenience.

All around the greenery of the Beigua Natural Park makes the air fresh and crisp.

Moving slightly from the square we will be able to enter the property for sale.  
The land, which extends for 1478 m2, is delimited by a gate, entirely fenced and already has a 54 m2 warehouse building inside.

On the entire south-facing side, from right to left of the land, we can admire the sea sparkling before our eyes.  
A wonderful painting to appreciate all year round.  
The tranquility that you breathe here expands time and re-establishes the rhythm of nature within us, for a total feeling of well-being.

The land is also equipped with spring water, with a purification filter to make it drinkable.  
The septic tank is also already present.

The excellent exposure, together with the privacy enjoyed by the plot, makes the property extremely interesting to use as an outdoor leisure space for the family.

For more information and to visit this building land for sale in Varazze, contact Immobiliare Cingolani Daniela (Tel. 019 4509025 - Cell. 347 0012531), we are open from Monday to Sunday morning (closed on Wednesday).

## Property Informations

---> **Indirizzo** <---: Via cersa

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

**Buildable sq.m.:** 54 sq.m















