

## **Apartment Varazze € 230.000 Ref. VAD386**



**99 sq.m | : 1 | : 2 | : 4**

"Ulivo" (ref.VAD386) is the apartment for sale in Varazze that we are visiting today: a semi-detached house with rich internal and external spaces.  
Let's go.

The first interesting point of this solution for sale is certainly the position.

From the sea of Varazze we head towards the greenery of the very first hill and in just 5 minutes by car we will have reached our destination.

We are located in the initial stretch of the hamlet of Casanova, a green location, convenient for those who want to be close to the center of the town, while maintaining the tranquility of a residential area.

Let us now focus on the structure of which the unit for sale is part.

We can define the building as a multi-family house, with characteristics of historical allure and generous outdoor spaces.  
The facades are partly clad in stone and the arched window frames give an idea of the air height of the interiors.

Let's delve into the details of the accommodation we occupy today.

To enter we can choose to go through the condominium entrance or, in absolute privacy, we can open the gate adjacent to the parking space (exclusive relevance) and, passing through the property garden, enter through the independent door.

The outdoor space is an orchard of approximately 1000 m2 where it is possible to install a swimming pool and organize a generous relaxation area, to be enjoyed in the summer with family and friends.

There are 8 olive trees here, from which it is possible to harvest to produce your own oil.

Let's go in.

The spaciousness that we intuited when looking at the exterior is confirmed.

The entrance opens onto a large living room, illuminated by the natural light that filters through the high windows. A livable balcony extends the spaces and sees the sea between the hills.

From this central room we will access the other rooms, namely the eat-in kitchen, where the independent entrance is located, the two bedrooms and the bathroom.

Overall the accommodation measures 99 m2, well organised.

Ventilation is excellent thanks to the large wooden windows, which can be rearranged and maintained.

Climate control with radiator system.

The property includes a cellar.

"Ulivo" is ideal as a first home for families who want convenience for reaching work and schools and, at the same time, daily tranquility.

For more information and to visit this apartment for sale in Varazze contact the Agency, we are open from Monday to Sunday morning (closed day on Wednesday).

## Property Informations

---> **Indirizzo** <---: Via Bolzino, 21

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

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

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

---> **Locali** <---: 4

---> **stato\_conservazione** <---: Lousy





















