

Apartment Varazze € 179.000 Ref. VAD389



90 sq.m | : 1 | : 3 | : 6

"Airone" (ref. VAD387) is the apartment for sale in Varazze that we discover today, a house located in the very first entrance to the town, a few minutes from the sea.

To get there we travel along the provincial road which from the center of Varazze heads towards our hills, following the course of the Teiro river.

In just 10 minutes we will be surrounded by the greenery of the hinterland and we will have the pleasure of being accompanied by the majestic Heron, who, flying in the same direction as us, will mark the route until we reach the house for sale in Varazze that we are offering you today.

It is always very interesting to move slightly away from the center of the town, because in a short time, as we have just seen, the environment is enriched with natural scents, capable of relaxing the mind in just one breath.

We will also be in the right place due to its proximity to outdoor activities, since from here the countless possibilities offered by the Beigua Natural Park, a Geopark which reaches a height of 1287 meters above sea level, will be even more convenient.

Once we arrive we find ourselves in front of a building with a tiled roof and a facade in a good state of maintenance.

We go up to the first floor via an external staircase, where from the balcony, on which we find a small veranda used as a boiler room (new, Baxi brand) we enter the apartment.

A hallway prepares us for the visit by offering a moment before entering the other rooms, whose brightness attracts us.

Towards the west we reach the eat-in kitchen, a comfortable refuge for cooking tasty dishes.

Facing south, a large living room suggests meetings with family and friends, after which we can rest in the bedrooms, which we discover are three (two plus a small bedroom).

Last room, very important, the bathroom, recently renovated and with window.

The exposure on four sides ensures, in addition to a beautiful brightness, excellent air exchange.

All the windows have latest generation frames with double glazing and aluminum shutters, a circumstance which will also be able to keep the heat in the colder months, given by the independent heating, with aluminum radiators.

The floors and doors, characteristic of the building's construction period, are in excellent condition. Electrical system partially revised.

The property includes a double garage of 42 m2, two small portions of land, which allow you to enjoy gardening, even if it does not constitute a major commitment.

This house proves ideal as a first home for families.

To visit this apartment 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 Emilio Vecchia, 70

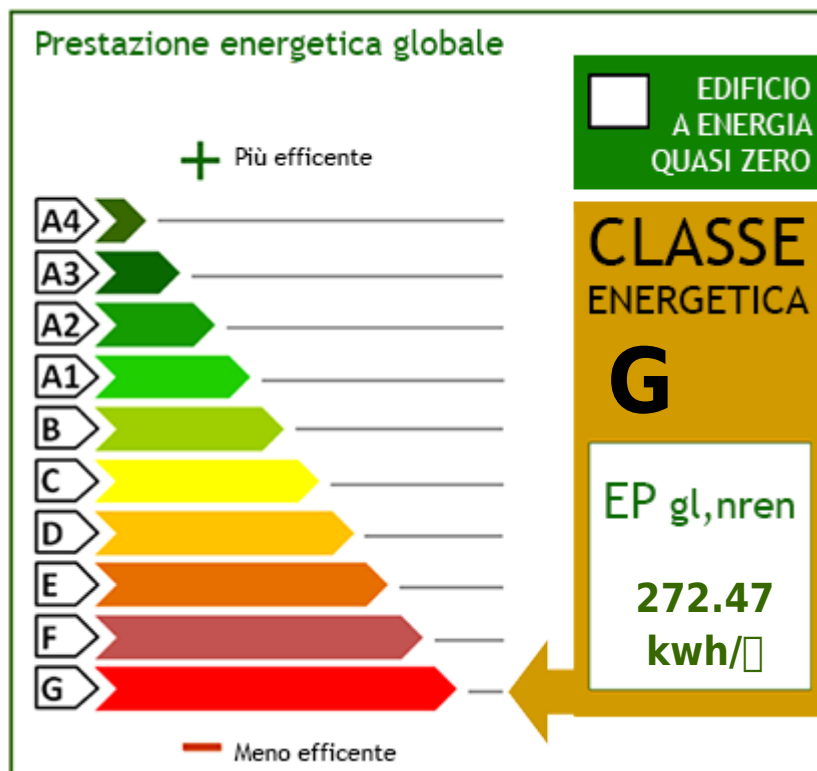
---> **CAP** <---: 17019

---> **camere** <---: 3

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

---> **Locali** <---: 6

---> **stato_conservazione** <---: Good







PIANO SECONDO