

## Apartment Varazze € 200.000 Ref. VAD419



**45 sq.m | : 1 | : 1 | : 2**

The Roof Spot - Your two-room attic apartment between the sky and the sea in Varazze

About 600 meters from the sea, on Via Simone Canepa, in a quiet area yet convenient to everything, I'd like to introduce you to The Roof Spot, a truly unique apartment located on the fourth and top floor of a 1950s building in good condition. There's no elevator, but the steps are a pleasure to climb, knowing that upon arrival, a warm, well-maintained, and characterful space awaits, ideal for those seeking privacy and tranquility.

Entering through the security door, we're greeted by a large open space. Light filters in from the skylights and windows, highlighting the exposed wooden beams, creating a warm and welcoming atmosphere. The main space is a spacious living room, which includes a sitting area, a relaxation area with a sofa and TV, a dining table, and a seamlessly integrated study area. The open-plan kitchen, designed in a simple, modern style, is well-equipped and cleverly utilizes the space under the gable roof.

A sliding door leads to the master bedroom, compact yet well-organized, with plenty of closet space and well-placed lighting. The

bathroom features a bathtub with a walk-in shower, a washing machine, and a window, and also takes advantage of the attic's height with functional solutions.

An added bonus is the convenient attic utility room, accessible from both the bathroom and the bedroom, perfect for storing bulky items, suitcases, or seasonal changes.

Heating and cooling are provided by a hot air/cold air heat pump, while hot water is produced by an electric boiler.

The Roof Spot is ready to move into, with well-distributed spaces and a contemporary feel. Ideal for those seeking a unique, unconventional home, it's also a perfect investment opportunity in one of the Ligurian Riviera's most beloved seaside destinations.

For more information and to view this apartment for sale in Varazze, contact Cingolani Daniela Real Estate (Tel. 019 4509025 - Cell. 3470012531). We are open Monday to Sunday morning (closed on Wednesdays).

## Property Informations

---> **Indirizzo** <---: Via Simone Canepa, 4

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

---> **camere** <---: 1

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

---> **Locali** <---: 2

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









