

Apartment Cantalupo

€ 370.000 negotiable
Ref. VAD422



75 sq.m | : 1 | : 2 | : 4

Light and air on the Varazze sea at "Casa del Porticciolo" (ref. VAD422)

About 900 meters from the sea, in the quiet Via Nuova Cantalupo 15, lies Casa del Porticciolo, a first-floor apartment overlooking the sea with a discreet view, easily accessible by elevator.

We are in a building built in the 1990s, which has benefited from a complete renovation of the common areas: the roof, facades, and balconies have been redone, restoring the building's order and solidity.

The apartment has a surface area of approximately 75 square meters and consists of an entrance hall, a large and bright living room with an open kitchen, two bedrooms, and a bathroom with a bathtub and washing machine.

The true heart of the home is the deep balcony, accessible from both the living room and bedrooms. It faces south and offers a panoramic view of the sea, the green hills, and the skyline of the Marina di Varazze marina. An open and authentic view, it accompanies the days with light and silence.

The heating is independent, and the rooms are well-distributed, ideal for those looking for a comfortable home to live in year-round or to enjoy during the warmer months.

Completing the property is an 18 sq m garage located on the ground floor of the building, with direct access to the elevator leading to the apartment's floor. A rare convenience, it makes every return home easier.

The apartment also features a convenient cellar on the ground floor.

In summary:

- Approximately 75 m2 of surface area
- Entrance, living room with open kitchen
- Two bedrooms
- Bathroom with bathtub and washing machine
- Large balcony with panoramic sea view
- Southern exposure, very bright rooms
- Independent heating
- 18m2 garage, internally connected to the elevator
- Tidy building with redone roof, facades and balconies
- Owned cellar

Casa del Porticciolo is the perfect choice for those seeking a simple, bright home with a beautiful sea view, in a quiet, well-maintained setting.

□ Contact us to schedule a visit. You can really see the sea from here.

Tel 0194509025 - Cell 3470012531

Cingolani Daniela Varazze Real Estate, open Monday to Sunday morning (closed Wednesday).

Property Informations

---> **Indirizzo** <---: via Nuova Cantalupo

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

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

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

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

---> **stato_conservazione** <---: Great





