

# Apartment Varazze

**€ 350.000 negotiable**  
**Ref. VAD428**



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

Apartment for sale in Varazze - "The balcony with the sea in your eyes" (ref. VAD428)

Three hundred meters from the beaches and the historic center's alleyway, in a lively area convenient to everything, an apartment awaits you that seems tailor-made for those who want to enjoy Varazze without complications.

We are on the first floor of a tidy 1930s building.  
It only takes a few steps to get home and, in return, you will have a place that combines practicality and light.

As soon as you enter, the living room with kitchenette welcomes you.  
It's the perfect space to cook a couple of trofie al pesto, relax in front of a movie, or invite friends over for a glass of wine.

The real magic lies beyond the French window: the balcony.

From there the view opens up, panoramic and surprising, with the sea greeting you every morning together with the sun illuminating the environment.

The master bedroom is ready to accommodate more than two people: in addition to the main bed, there is also a bunk bed, perfect for children, guests, or anyone who loves having an extra bed.  
The bathroom completes the house with its functionality.

And to make everything even more convenient, there's one detail that really makes the difference in Varazze: a private parking space. This way, you can forget about the long search for parking and focus on the pleasure of experiencing the sea and the city center on foot.

This apartment isn't just a home: it's a practical, bright retreat with a view.  
It's the perfect base for those who want to breathe the air of Varazze every day, without sacrificing comfort and lightness.

The heating is independent and the windows are double glazed.

For more information and to view this apartment for sale in Varazze, contact Cingolani Daniela Real Estate (Tel. 0194509025 - Cell. 3470012531). We are open Monday to Sunday morning (closed on Wednesdays).

## Property Informations

---> **Indirizzo** <---: via San Francesco d'Assisi

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

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

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

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

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





