Immobiliare Cingolani Daniela s.n.c.
Via Santa Caterina 32 - 17019 Varazze
Phone number 0194509025

# Apartment
# Varazze
# € 700.000
## Ref. VAD430



### 129 sq.m | : 2 | : 3 | : 6

"Casa La Mola" (ref. VAD430) – The tranquility of coming home, just steps from the sea.

In the morning, a lot of light comes in here.

It comes through the living room windows, crosses the living area, and lands on the kitchen, while sea air enters from the open balcony. It's a home that immediately conveys a simple feeling: space, calm, and a sense of well-being.

We're in the Mola neighborhood, one of Varazze's most popular destinations for those seeking the convenience of the sea without sacrificing tranquility. The beaches are just a few minutes' walk away, but the pace of life remains that of a quiet, residential neighborhood, vibrant year-round.

The living area is the heart of the home: the living room and open-plan kitchen coexist in a bright, open space, designed more for

socializing than simply being "nice to look at."
The peninsula divides the spaces without closing them off, and the balcony runs almost the entire length of the apartment, providing continuity between inside and outside.
Then the corridor leads to the more private part of the house, where the rooms change atmosphere.
The two double bedrooms and the twin bedroom have comfortable spaces, natural light and that orderly feel of homes that function in everyday life.
The property includes a bathroom with window and a closet.

The 2015 renovation made the apartment modern and practical, without excess: compliant systems, a Rotex heat pump for heating and cooling, electric shutters, and rooms ready to move into immediately.

On the ground floor, the double cellar becomes a precious space for bicycles, deckchairs, beach equipment, and everything else that accompanies a day in Varazze.

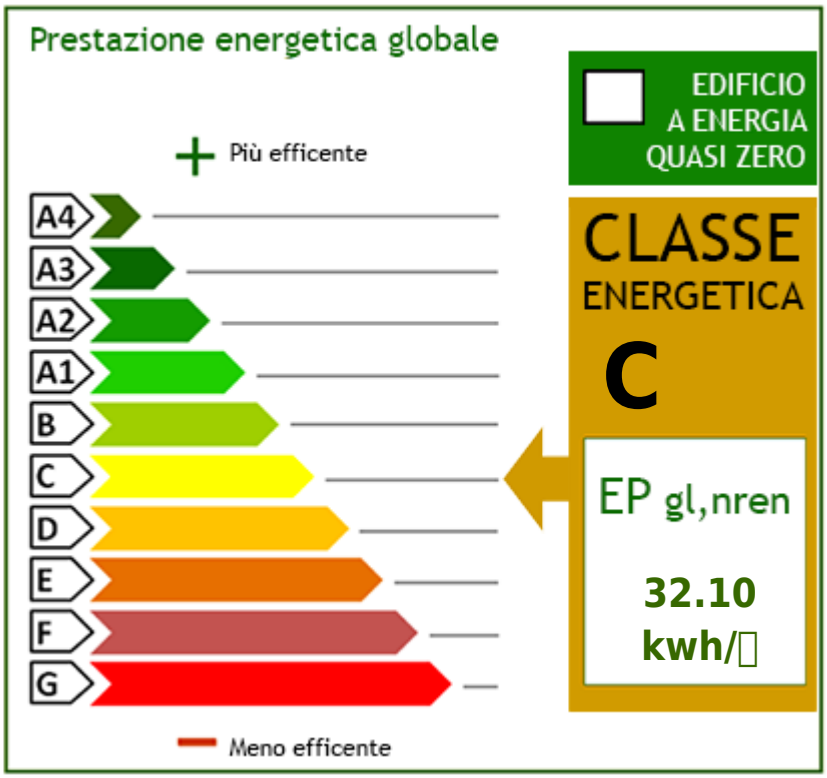
For those who also want the convenience of parking, a garage of approximately 27 m2 is available separately.

The sea is 190 meters away.
Close enough to reach in flip-flops. Far enough to hear, especially in the evening, the silence of home.

For more information and to view this apartment for sale in Varazze, contact Daniela Cingolani Real Estate (Tel 0194509025 - Cell 3470012531). We are open Monday to Sunday morning (Wednesday is our day of rest).

## Property Informations

| | |
|---|---|
| **---> Indirizzo <---**: Via Capitan Parodi, 4 | **---> CAP <---**: 17019 |
| **---> camere <---**: 3 | **---> bagni <---**: 2 |
| **---> Locali <---**: 6 | **---> stato_conservazione <---**: Restructured |



















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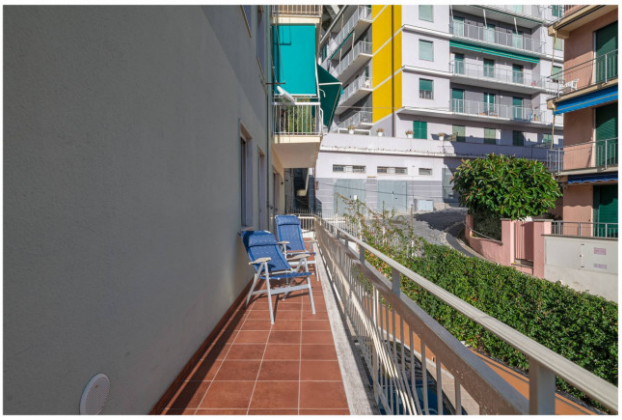


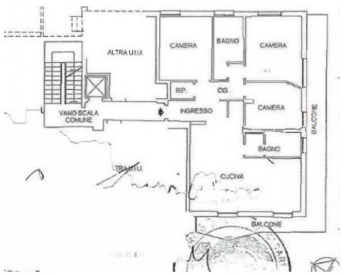
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