

# Apartment Varazze price from € 2.000 Ref. AF373



**100 sq.m | : 1 | : 2 | : 3**

Apartment in a villa for rent in Varazze "Oro di Mare" (ref. AF373).

Welcome to "Oro di Mare," an elegant apartment combining history and modern comfort just steps from the Varazze sea. Being here, on Via XXIV Aprile, means having everything that makes Varazze special within reach: the seafront promenade, the beaches, the quaint cafés, and the small shops that enliven the center. At the same time, you can enjoy moments of tranquility and reflection, away from the main traffic.

Located in a period multi-family house (built circa 1900) completely renovated with care and taste, this first-floor apartment (without elevator) welcomes you with bright rooms and high-quality finishes.

As soon as you cross the threshold, you'll be captivated by the high ceilings, the natural light filtering through the windows, and the enveloping warmth of the restored historic setting.

The living area welcomes you with a spacious living room where you can immediately sense the marine soul of the place: you can smell

the salty scent filtering even from the sea-view balcony.  
Continue towards the kitchen, functional and well-distributed, perfect for those who love to live the home in comfort.

The sleeping area hosts two bedrooms – one double and a second, ideal for guests.  
The well-proportioned bathroom, featuring wall-hung sanitary ware and a shower, completes the apartment with a touch of discreet elegance.

Technical features & comfort:

- Energy class A1 – high performance and low consumption
- Standardized systems and eco-friendly technologies
- Solar panels installed, for sustainable energy use
- Independent heating with heat pump
- Extraordinary maintenance carried out in 2024: structure and finishes are in perfect condition
- Located in a quiet but strategic context, close to services and with excellent accessibility
- Parking space

The Oro di Mare apartment is ideal for those seeking an elegant and comfortable holiday home year-round, or for those seeking a sophisticated pied-à-terre near the sea.

Tourist rental agreement.

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

## Property Informations

---> **Indirizzo** <---: via XXIV Aprile

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

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

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

---> **Locali** <---: 3

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







