

## **Apartment Casanova € 340.000 Ref. VAD435**



**80 sq.m | : 1 | : 2 | : 4**

The villa for sale in Varazze we offer below is "Greta" (ref. VAD435), a private oasis convenient to the sea and the center.

As soon as we arrive, the atmosphere is typical of the first hill of Varazze: silence, greenery, clean air.

We are only two kilometers from the center and the sea, but the feeling is that of being in a private oasis.

The building is in impeccable condition: the complete renovation, begun in 2013 and completed in 2018, has created a modern, efficient and practically new property.

We enter the apartment and the first impression is one of light: the living room with open kitchen is welcoming, well-organized, and overlooks the surrounding greenery.

The finishes are contemporary and refined, and the feeling of comfort is immediate.

The A3 energy class is noticeable in the pleasant and constant temperature, a detail that translates into a superior quality of life and truly low annual bills.

We continue towards the sleeping area: two bright bedrooms, both with relaxing views of the greenery, guarantee tranquility and privacy.

The balcony offers an open view of the surrounding nature, perfect for a morning coffee or a relaxing moment at the end of the day.

Leaving the apartment, we move towards the private garden of approximately 280 m2, located next to the building.

To reach it, simply leave your home and take a few steps: a large, flat, and completely private area, perfect for outdoor moments, conviviality, play, and relaxation.

The property continues with a large garage and a cellar that, together, reach approximately 39 square meters: perfect for cars, motorcycles, sports equipment and everything else needed for everyday life.

The attic and an external parking space, always convenient and always available, complete the whole property.

A three-room apartment surrounded by greenery, efficient, modern, bright, and equipped with every useful appliance. A complete, solid, and move-in ready solution.

For more information and to visit this villa for sale in Varazze, contact Cingolani Daniela Real Estate (Tel 0194509025 - Cell 3470012531). We are open Monday to Sunday morning, with a day of rest on Wednesday.

## Certification

: A3

## Property Informations

---> **Indirizzo** <---: Via sciandra, 13

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

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

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

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

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





