

Apartment Varazze

€ 360.000 negotiable
Ref. COL23



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

VARAZZE - SEA VIEW TERRACE, SPACE AND LIGHT ON THE SEVENTH FLOOR (ref.COL23).

There are houses that tell their story as soon as you open the door.

Here, the entrance leads into a spacious and bright living room, a space designed for natural living, with a relaxation area and dining table. From here, the gaze immediately turns to the outside, where the large terrace takes center stage.

Almost 44 square meters of outdoor space, south-facing, with an unobstructed view of the rooftops of Varazze and the sea appearing on the horizon. A perfect spot for al fresco dining, reading in the sun, or simply enjoying the sea air.

The house is organized with comfortable and well-distributed rooms:

- large living room
- eat-in kitchen
- spacious double bedroom
- bath
- closet
- disengagement

All the rooms are connected to the terrace, creating a continuity between inside and outside that makes the house particularly pleasant to live in.

The apartment is located on the seventh floor, accessible by a modern, barrier-free elevator, within the renowned Corte di Mare

complex, approximately 700 meters from the sea, easily accessible on level ground.

The house is in good condition and is equipped with:

- armored door
- aluminum windows
- internal wooden doors
- motorized awnings with automatic closing system in case of wind
- new mosquito nets
- independent heating

The Coop supermarket is located below the house, while the center of Varazze, with its shops, services, and beaches, is about a ten-minute walk away.

Completing the property is an increasingly rare asset in Varazze: a 21 m² garage with an electric shutter, also connected internally to the building.

A bright house, with a large outdoor space and the sea before your eyes.
An ideal solution both as a first home and as a holiday home.

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

Property Informations

---> **Indirizzo** <---: via Montegrappa, 43

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

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

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

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

---> **stato_conservazione** <---: Good







