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

# Apartment
# Varazze
# € 599.000 negotiable
## Ref. COL24



**134 sq.m | : 2 | : 2 | : 4**

VARAZZE – THE HOUSE WITH THE GARDEN YOU DON'T EXPECT - Ref.COL24

There are apartments you visit. And then there are houses you live in. This is one of them.

We're in Varazze, within the sought-after "Corte di Mare" complex, in a quiet and secluded area, about 700 meters from the sea. A perfect distance: close enough to walk to the beach, yet far enough from the hustle and bustle of the city center.
But the real surprise comes as soon as you enter.

The apartment welcomes you with a large living room, a spacious, warm, and convivial space where the living and dining areas naturally coexist.
The open kitchen interacts with the surrounding environment, creating a single space designed for everyday life and shared moments.
The house is bright and welcoming, with well-distributed spaces and two generously sized double bedrooms, ideal for both a family and those looking for comfortable spaces.

The two bathrooms complete the sleeping area: one with a window and shower, the other with a bathtub, perfect for moments of relaxation.

But the strong point of this property is outside.

The private garden surrounds the apartment like a small, private green corner.
Not just an outdoor space, but a true living space: breakfasts in the sun, summer dinners, children playing, moments of tranquility away from the noise.
Part of the garden is served by a large porch, ideal for outdoor lunches and dinners in any season.
Next to it, a veranda terrace that can become a study, gym, hobby room or relaxation area.
And the most pleasant thing is that every room in the house opens onto the garden, creating a natural continuity between inside and outside.

The property is completed by:
- cellar
- parking space in the garage

The apartment also features independent heating, ducted air conditioning, and a security door.

A very practical detail: the house has two entrances.
One from the main door of the building and one directly from the garden, which makes access particularly convenient and independent.

A house that combines space, comfort and one of the most interesting gardens in the area.
Because finding an apartment with a garden in Varazze is rare.
Finding one like this, even more so.

For more information and to view this apartment for sale in Varazze, contact Cingolani Daniela Real Estate (Tel. 019 4509025 - Cell. 347 0012531). We are open Monday to Sunday morning (closed on Wednesdays).

## Property Informations

| | |
|---|---|
| **---> Indirizzo <---**: via Montegrappa, 43 | **---> CAP <---**: 17019 |
| **---> camere <---**: 2 | **---> bagni <---**: 2 |
| **---> Locali <---**: 4 | **---> stato_conservazione <---**: Great |

















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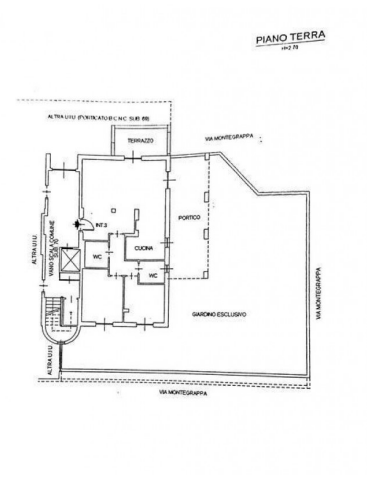













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