

**Real estate agency**

**Flat/Apartment - cod.E1002 - Centro    price 280.000,00 euro**

In the centre of Marciana Marina, just a two-minute walk from the sea, we offer for sale a spacious first-floor apartment with private parking.

The property consists of a large living room with balcony, a separate eat-in kitchen with a second balcony, two spacious double bedrooms, a windowed bathroom, and a practical storage room.

Numerous French windows ensure excellent natural ventilation and plenty of light in every room.

Equipped with independent heating with a GPL boiler and radiators, the apartment is perfect both as a main residence and as a second home by the sea.

An ideal solution for those seeking comfort, functionality, and the convenience of living just a few steps from the sea and all central amenities.

**characteristics**

Code	E1002
Typology	Appartamento
Floor	1
Surface (sqm)	107
N. bedrooms	2
N. bathrooms	1
Distance sea	250 mt
Parking space/Box	yes
Energetic class	G
[EN] Spese Condominiali	360.00 € / year



