

**Real estate agency**

**independent apartment - cod.A1008 - Procchio    price 390.000,00 euro**

In the quiet countryside of Procchio just 2km from the sea, surrounded by green hills with a view of Mount Capanne and Mount Perone, apartment of about 120 square meters on the ground floor with independent entrance, of a recent semi-detached building free on three sides, consisting of a large living room with panoramic windows, dining room, kitchen, hallway, closet, two double bedrooms and bathroom. The house is finished with original and quality materials: handmade Mexican terracotta floors, kitchen and bathroom coverings with azulejos, hand-painted tiles.

Double heating system: radiators with LPG boiler, which also produces hot water, wood and/or coal thermo fireplace with air vents in the various rooms.

Outside, large garden of about 2000 square meters, extending on two sides of the house, furnished with blocks of San Piero granite and planted with succulents such as cactus, agaves, chicas and climbing plants such as jasmine and wisteria. Gazebo ideal for outdoor dining. The garden is equipped with a solar street lamp lighting system and a clear water recovery system via a purifier, with a 2000Lt tank for irrigation.

The property includes two covered parking spaces and land for additional car parking.

**characteristics**

Code	A1008
Typology	Apartment
Floor	Ground floor
Surface (sqm)	120
Garden	yes
Garden (sqm)	2000
Terrace/Balcony	yes
N. bedrooms	2
N. bathrooms	1
Heating	yes
Distance sea	2km
Sea view	no
Parking space/Box	yes
Aria condizionata	no



