

**Real estate agency**

**Flat/Apartment - cod.S1129 - Procchio    price 480.000,00 euro**

In the renowned and prestigious setting of Campo all'Aia, in Procchio, there is an independent apartment that is part of a terraced building, equipped with all comforts. The property is divided over two levels and features a convenient private garden at the entrance with a porch, a living room with a kitchenette that leads to a large terrace of about 30 square meters with a splendid view of the sea and summer sunsets. On the lower floor, there are two small bedrooms, two bathrooms, a storage room, and a master bedroom with access to an additional small garden and a covered patio. It includes a private parking space, and the property is in good maintenance condition. Ideal for those who desire tranquility and proximity to the beautiful Gulf of Procchio.

**characteristics**

|                         |                              |
|-------------------------|------------------------------|
| Code                    | S1129                        |
| Typology                | Apartment                    |
| Floor                   | Ground floor and first floor |
| Surface (sqm)           | 115                          |
| Garden                  | yes                          |
| Garden (sqm)            | 400                          |
| Terrace/Balcony         | yes                          |
| N. bedrooms             | 3                            |
| N. bathrooms            | 2                            |
| Heating                 | no                           |
| Distance sea            | 400 mt                       |
| Sea view                | yes                          |
| Parking space/Box       | yes                          |
| Energetic class         | "E Ipe 175 KWh/mqa           |
| [EN] Spese Condominiali | 900 euro/anno                |
| Aria condizionata       | no                           |



