

**Real estate agency**

**Flat/Apartment - cod.S1135 - Marina di Campo    price 299.000,00 euro**

For sale is a delightful apartment located in Marina di Campo, in a central area and very convenient to all services and the beach. This 40 sqm property, situated on the ground floor, offers a cozy living solution ideal for those seeking comfort and tranquility. The apartment consists of a bedroom, a bathroom, a hallway, and a living room with a kitchenette, all in excellent condition and already furnished; it is equipped with an air conditioning system, ensuring a pleasant climate in every season.

The independent entrance from the private garden of about 300 sqm allows for greater privacy and offers a perfect space to relax or enjoy moments of conviviality outdoors. Included in the property is also a convenient parking space in the communal area.

This solution is perfect for those who wish to live just a few steps from the sea, enjoying all the comforts and services that the area has to offer, making it an excellent investment.

| characteristics         |                    |
|-------------------------|--------------------|
| Code                    | S1135              |
| Floor                   | G                  |
| Surface (sqm)           | 51                 |
| Garden                  | Yes                |
| Garden (sqm)            | 300                |
| Terrace/Balcony         | No                 |
| N. bedrooms             | 1                  |
| N. bathrooms            | 1                  |
| Heating                 | Yes                |
| Distance sea            | 200 mt             |
| Sea view                | No                 |
| Parking space/Box       | yes                |
| Energetic class         | "E Ipe 175 KWh/mqa |
| [EN] Spese Condominiali | 900 euro/anno      |
| Aria condizionata       | Yes                |



