

**Real estate agency**

**Flat/Apartment - cod.EG1069 - Periferia    price 260.000,00 euro**

In a quiet residential setting surrounded by greenery, we offer for sale a charming apartment with independent entrance. The property features a private garden, ideal for outdoor relaxation, complete with a gazebo, barbecue area and a tool shed. Internally, the apartment is in good condition and comprises a bright living room with kitchenette, two bedrooms, hallway, and a bathroom renovated in 2022. The property is completed by a covered terrace enclosed with glass windows, perfect for year-round use, and a second rooftop terrace, accessible via an internal spiral staircase, ideal as a solarium or relaxation area with open views.

The apartment is equipped with a pellet stove and hot/cold air conditioning, ensuring comfort in every season.

The property also includes a private outdoor parking space.

An ideal solution as a primary residence, holiday home, or investment opportunity.

**characteristics**

|                         |              |
|-------------------------|--------------|
| Code                    | EG1069       |
| Typology                | Apartment    |
| Floor                   | Ground floor |
| Surface (sqm)           | 45           |
| Garden                  | Yes          |
| Garden (sqm)            | 80           |
| Terrace/Balcony         | Yes          |
| N. bedrooms             | 2            |
| N. bathrooms            | 1            |
| Heating                 | Yes          |
| Distance sea            | 1500 mt      |
| Sea view                | No           |
| Parking space/Box       | Yes          |
| Energetic class         | G            |
| [EN] Spese Condominiali | 65/month     |
| Aria condizionata       | Yes          |



