Casali Liguri Toscani di Livio Cosso Cosso
Lungomare Nazario Sauro 12/28 c/o Marina di Loano - 17025 Loano (SV)
3460904054

for sale in Loano
€ 297.000
Ref. 1603



59 sq.m. | : 1 | : 1 | : 3

Loano (SV) - Ref. 1603 A magical new addition to the historic center, just 100 meters from the sea and the cathedral. This three-room apartment with double exposure will surprise you with its central location but also tranquility, in fact on the ground floor of this building, which in the past was used as a mint by the Doria family, on the south and north sides there are no activities. In total only five apartments (however there is a condominium administrator) the one we present to you is on the second floor (3rd floor) and with 40 regular steps you reach the large entrance, on the south side double bedroom and living room with two sofa beds, while on the north side the eat-in kitchen with view of the dome and the new bathroom with window and shower: Net Usable Area 50 m2! Just 300 meters away, there is also the possibility of purchasing a garage in the multi-story building, with the following dimensions: height and width of the entrance door 2.20 m - length 5.25 m and width 2.40 m; 4.80 m turning lane. Price: €27,000 The heating system is centralized with individual meters, but the new air conditioning system is designed for both hot and cold; electric storage is provided for domestic hot water production. Discover the advantage and charm of living in a historic building, dating back to around 1650, yet modern. The renovation in the 1970s preserved the exterior walls, while all the other interior surfaces are only half a century old. The old energy class is E with EPgl index 204.82 www.casaliliguritoscani.it (office in the Marina di Loano) 346 0904054

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Certification

: E	**EPglnr**: 204.82 kwh/□

Features

Codice: 1603	Motivazione: Sale
Indirizzo: Via Ricciardi, 1	CAP: 17025
Comune: Loano	Totale_mq: 59 sq.m.
camere: 1	bagni: 1
Locali: 3	

















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