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
€ 580.000
Ref. 1604Gli



77 sq.m. | : 1 | : 2 | : 3

Loano (SV) - Ref. 1604Gli

You were looking for an excellent housing solution for: 1) a western-facing location (sunny from 10:30 am until evening in winter); 2) a 30 m2 terrace with a depth of 1.90 m; 3) a modern building completed in 2016; 4) a central location and proximity to the sea; 5) a combined garage on the second floor.

Now let's move on to the description: the building has 7 residential floors (8 in total with the shops below) while our proposal, in real estate collaboration, is on the 4th floor (5 ft), we highlight that the terrace fences are made of transparent glass panels (for those who have problems with vertigo and also privacy).

We enter and on the left we are welcomed by a living room with access to the large terrace while the open-plan kitchenette can be reached by three internal steps; next comes the first bedroom (currently furnished with a foldaway double bed) also with access to the west-facing terrace; opposite the entrance is the bathroom with window and shower while on the right is the double bedroom with access to the second north-facing terrace.

We take the elevator to floor S2 to use the garage.

Dimensions: the apartment has a Net Usable Area of 59 m2, while the garage is 14 m2 with the overhead door: 2.20 m high and 2.50 m wide (internal space 2.55 m wide, 5.40 m long and 2.45 m high), lane 4.70 m.

Centralized systems with meters but also independent climate control.

Energy Class A3 – EPgl 0.40

Asking value Euro 580,000

www.casaliliguritoscani.it (office in the Marina di Loano) 346 0904054

Certification

: A1	**EPglnr**: 26.30 kwh/□

Features

Codice: 1604Gli	Motivazione: Sale
Indirizzo: Via Aurelia, 416	CAP: 17025
Comune: Loano	Totale_mq: 77 sq.m.
camere: 2	bagni: 1
Locali: 3	

















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