

## Apartment for sale in San Giovanni Incarico

€ 69.000

Ref. AC99-149-1582



**129 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5**

### "Katia's House"

In San Giovanni Incarico, in a residential area and more precisely in Via Raponi, we offer for sale an apartment located on the first floor of a two-family villa with an exclusive garden.

This spacious apartment of approximately 129 square meters is ideal for those seeking a quiet retreat, without sacrificing modernity and the comforts of everyday life.

Upon entering the apartment, you are welcomed by a bright and airy environment, characterized by an eat-in kitchen that invites convivial moments and family dinners.

The spacious and well-structured living room offers enough space to welcome your guests and create unforgettable memories.

The two bedrooms are designed for maximum comfort, ensuring a regenerating rest thanks to their quiet and private position.

One of the most charming aspects of this property are the two large balconies, ideal spaces to enjoy a cup of coffee in the morning or to relax in the sun in the afternoon.

The apartment is in excellent condition and ready to be inhabited, with all utilities already active and an independent heating system with a pellet stove, which offers an ecological and economical solution to heat your spaces.

There is also the option to install LPG, providing additional flexibility to suit your needs.

Double-glazed aluminum frames not only ensure excellent thermal and acoustic insulation, but also contribute to a

modern and refined aesthetic.

In addition, you will have access to a large attic, perfect for storage or to create extra space that you can customize to your needs.

One cannot forget the real jewel of this property: a large garden of approximately 3,000 m<sup>2</sup> for exclusive use.

Imagine strolling through your private garden, hosting barbecues with friends and family, or simply enjoying the tranquility of your own green space, away from the chaos of the city.

This beautiful apartment represents an unmissable opportunity for those who wish to combine country life with the comfort of a modern apartment.

For further information and/or on-site visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** E

## Features

Code: AC99-149-1582	Reason: Sale
Categoria: Apartment	Address: Via Raponi, 8
Zip Code: 3028	Municipality: San Giovanni Incarico
Total Square Meters: 129 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 5
State of Preservation: Excellent	Level: 1
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Balconies: Present
Garden: Private, 3.000 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Telephone System
Wiring : By Law	Shower
Aluminum Frames	Shutters

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	







