

## Apartment for sale in Sperlonga

€ 449.000

Ref. AC99-149-1684



**80 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 6**

### Donatella House

In Sperlonga (LT) on Via Valle, a short walk from the beach, we are pleased to offer for sale an 80 sq m apartment with a 40 sq m corner terrace overlooking the sea.

The property enjoys triple exposure, making it very bright and airy, and is located on the second floor without an elevator. Internally, it comprises an entrance hall, a large living room with double corner French windows opening onto the terrace, a double bedroom, a kitchen, a bathroom, and a balcony.

The proximity to the sea is certainly one of this property's strong points (we're just 90 meters from the beach), but also the proximity to all the city services, making it much easier to fully experience Sperlonga without needing a car.

Thanks to its panoramic view, the terrace also offers views of the historic center, creating a unique visual experience that alternates between the sea and historic views. It is sold fully furnished. A second bedroom can easily be created.

The electrical, plumbing, and heating systems are already present, although they need updating. The window frames, however, are wooden with roller shutters.

Unique opportunity, with VERY HIGH income even for short-term rentals.

For information or appointments 3493400492 - 077623036 - For International Clients 00393348094290

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1684	Reason: Sale
Categoria: Apartment	Address: Via Valle
Zip Code: 4029	Municipality: Sperlonga
Total Square Meters: 80 sq.m.	Bedrooms: 1
Bathrooms: 1	Rooms: 6
State of Preservation: Good	Level: 2
Total Floor: 3	Heating: Heating
Age Construction: 1968	Building Costs: € 130
Balconies: Present, 4 sq.m.	Terrace: Present, 40 sq.m.
Garden: Common	Kitchen: Small Kitchen
Terrace : 40 □	Tv Antenna : Autonomous
Tv SAT : Condominium	ADSL Coverage
Fastweb Coverage	Telephone System
Shower	Wooden Window 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	





**Alfano Real Estate S.r.l.**

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