

In zona **San Lorenzo**, casa indipendente di circa **120 M/2** articolata su **due livelli** e così composta:

Piano Terra: Soggiorno, cucina con dispensa, camera, bagno, lavanderia;

1° Piano: Camera, Cameretta, bagno, grande terrazzo in parte coperto;

Adiacente alla strada pubblica, completamente recintata, ampio **parcheggio auto** esterno con ingresso chiuso da **cancello automatico**.

Completano la proprietà **un'area esterna di circa 350 M/2** con giardino, box metallico uso cantina/ripostiglio e **vasca irrigua**.

Discrete condizioni, **riscaldamento autonomo** con bombolone, senza spese condominiali.

A **2,5 km. dalle spiagge della Foce**, fermata **Bus urbano** a meno di 100 M, bella esposizione luminosa e soleggiata con **vista mare**.

Classe Energetica G - IPE: 175

Detached house about 3 km. from the center Sanremo with sea view.

In the San Lorenzo area, detached house of about 120 m/2 on two levels and composed as follows:

Ground floor: Living room, kitchen with pantry, bedroom, bathroom, laundry room;

1st floor: bedroom, bedroom, bathroom, large partly covered terrace;

Adjacent to the public road, completely fenced, large outdoor car park with entrance closed by an automatic gate.

The property includes an external area of about 350 m2 with a garden, a metal box used as a cellar/storage room and an irrigation tank.

Fair condition, independent heating with donut, no condominium fees.

At 2.5km. from the beaches of the Foce, urban bus stop less than 100 M, beautiful bright and sunny exposure with sea view.



Rif. I 006

Prezzo: € 285.000,00

