



## Comfortable and spacious apartment in a residential area

**€ 270.000,00**  
**Code 1070**

**Total rooms: 3 | Rooms: 2 | Bathrooms: 1 | Surface area: 80 m<sup>2</sup>**

We are pleased to offer this spacious and comfortable apartment on Via Gaibisso as an exclusive offer. Measuring approximately 80 square meters, it features an entrance hallway and hallway, a bright living room with direct access to the terrace, a bedroom with a balcony, another bedroom, an eat-in kitchen with a balcony, and a bathroom with a window. The apartment is ideal for three bedrooms and a living room with a modern open-plan kitchen, or for a comfortable two-bedroom apartment. Located near the sports field, a 10-minute walk from the beaches, and a 5-minute walk from the school. In a barrier-free building, the apartment is located on the second floor with an elevator. It has central heating but is also suitable for independent heating. The living room terrace is livable and can accommodate a small table for dining. It enjoys triple exposure: east, southeast, and north.

### Certifications

<b>Energy rating</b>	n.d.	0 Kw/m <sup>2</sup> a
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## Property information

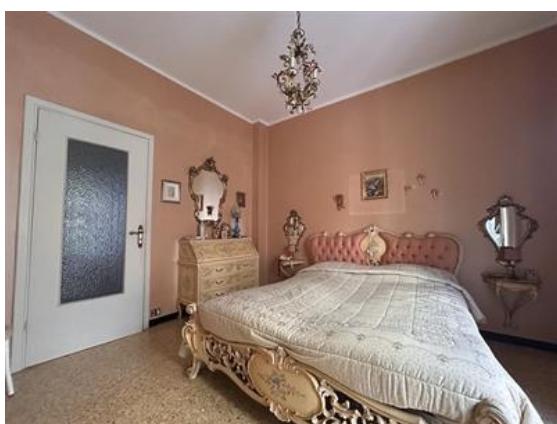
Announcement date	29/01/26	Total rooms	3
Rooms	2	Bathrooms	1
Status	n.d.	Kitchen	Eat-in kitchen
Storage rooms	n.d.	Floor number	2nd
Balconies	1	Terraces	1
Garden	No	Furnished	n.d.
Heating	Centralized		

## Services





**Immobiliare Mantellassi Snc**  
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