



## **Apartment with two habitable terraces**

### **€ 219.000,00**

### **Code 923**

**Total rooms: 4 | Rooms: 2 | Bathrooms: 1 | Surface area: 77 m<sup>2</sup>**

We are pleased to offer this excellent property on the Albenga real estate market, featuring two large habitable terraces and a double exposure with open views.

The apartment comprises a living room and a semi-habitable kitchen, both with direct access to the beautiful sea-facing terrace.

On the opposite side, exposed to the sun until sunset, we find two bedrooms and the second terrace. The bathroom has a bathtub, which can easily be replaced with a large shower.

Floors, doors, walls, fixtures, everything is in perfect order.

Independent methane gas heating, aluminum windows with double glazing, armored door, electric shutters in the living room and kitchen, elevator.

In short, a truly lovely and pleasant apartment, suitable as a primary residence but also as a seaside home or to rent out.

Furthermore, by demolishing the wall between the kitchen and the living room, a single large and bright living area with two French windows would be created.

Condominium fees are low, around 500 euros per year.

Good quality area with various types of shops nearby, distance from the sea approximately 400 meters on flat ground

### **Certifications**

<b>Energy rating</b>	<b>E</b>	<b>50,98 KWh/m<sup>2</sup>a</b>
		<b>Kw/m<sup>2</sup>a</b>

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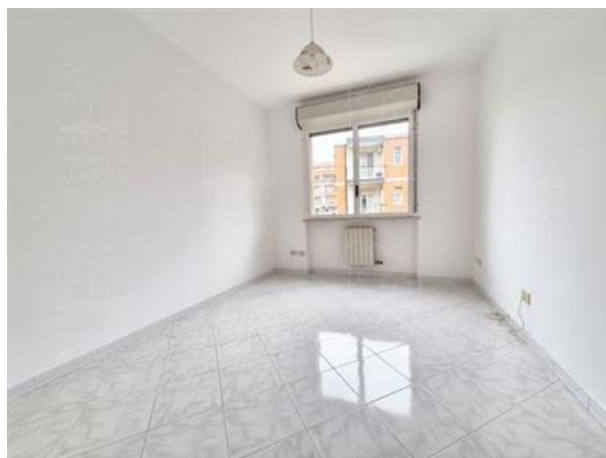


## Property information

<b>Announcement date</b>	31/01/26	<b>Total rooms</b>	4
<b>Rooms</b>	2	<b>Bathrooms</b>	1
<b>Status</b>	n.d.	<b>Kitchen</b>	Semi-habitable kitchen
<b>Storage rooms</b>	n.d.	<b>Floor number</b>	1st
<b>Balconies</b>	n.d.	<b>Terraces</b>	1
<b>Garden</b>	No	<b>Furnished</b>	n.d.
<b>Heating</b>	Independent heating		

## Services







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