

**Real estate agency**

**Appartamento - cod.S1070 - Marina di Campo price 470.000,00 euro**

In the sought-after and prestigious area of the pine forest of Marina di Campo, a few steps from the beach and all the services that the town offers, apartment completely and finely renovated with taste and with excellent quality finishes, equipped with all comforts.

The apartment is located inside a condominium complex and is located at the end of a building, therefore free on three sides and has a comfortable entrance courtyard of about 100 square meters paved and completely fenced with walls to ensure privacy, from which you access the private staircase that leads to the house on the first floor.

Internally it is composed of a large living area with lounge, kitchen with dining area with large and bright sliding glass door that leads to the terrace of about 15 square meters, corridor from which you have access to the bathroom, the master bedroom with full bathroom, comfortable closet, additional bedroom with mezzanine attic area with French sofa bed.

It has a private parking space, air conditioning in all rooms, pellet stove in the living room. Ideal apartment to rent out, or as a second home by the sea that can be used all year round.

**characteristics**

Code	S1070
Typology	Appartamento
Floor	1
Surface (sqm)	134
Terrace/Balcony	yes
N. bedrooms	2
N. bathrooms	2
Heating	yes
Distance sea	200 mt
Parking space/Box	yes
Energetic class	135 KWh/Mqa - C
[EN] Spese Condominiali	1600.00 € / year
Aria condizionata	yes



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