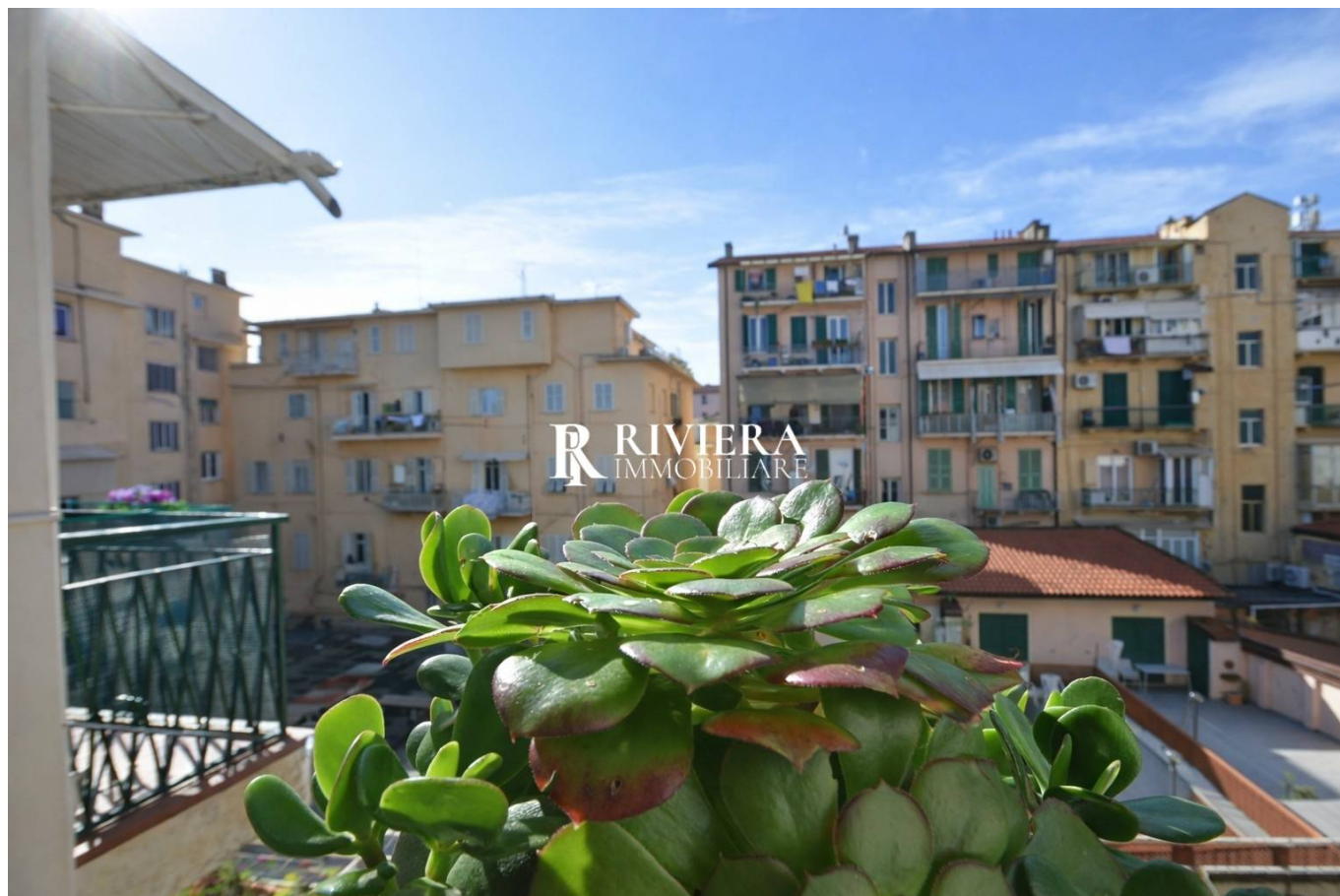


## Apartment for sale in Sanremo

### € 230.000

### Code B18



### **45 m2 | Bathrooms: 1 | Bedrooms: 1 | Rooms: 4**

#### Apartment for Sale in Sanremo - Piazza Brescia

In the heart of Sanremo, in the charming and well-known Piazza Brescia, Riviera Immobiliare offers for sale a fully renovated apartment located within a 17th-century period building.

The property enjoys a prime central location, just a short walk from the Portovecchio, the beaches and all main services, in one of the most characteristic and sought-after areas of the city.

#### Renovated Apartment on the Third Floor with Balcony

The apartment is situated on the third floor, accessible via wide and comfortable original staircases.

Recently renovated and ready to move in, the property comprises an entrance hall, a bright living room with a small balcony, a separate kitchenette, a double bedroom and a bathroom.

The heating system is independent gas heating, ensuring autonomous and efficient energy management.

#### Investment Opportunity in Sanremo

Thanks to its location in Piazza Brescia, an area highly appreciated for holiday homes and short-term rentals, this property also represents an excellent real estate investment opportunity in Sanremo.

The combination of period charm and modern comfort makes this apartment ideal as a seaside second home or as an income-generating property.

## Certifications

**Energy Class:** G**EP glnr:** 175.00 kwh/□

## Characteristics

Code: B18

Reason: Sale

Categoria: Apartment

Address: Via Gaudio, 38

Zip Code: 18038

Municipality: Sanremo

Total Square Meters: 45 m2

Bedrooms: 1

Bathrooms: 1

Rooms: 4

State of Preservation: Good

Level: 3

Heating: Heating

Age Construction: 1600

Balconies: Present

Kitchen: Kitchenette

Tv Antenna

Parquet

Shower

Aluminum 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

