



COLDWELL BANKER

PRIME PROPERTIES

Prime Properties

C.so D'Augusto, 197 - 199 - 47921 Rimini (RN)

05411524449

## Apartment for sale in Coriano

€ 175.000

Ref. CBI127-1585-295



**55 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2**

In the municipality of Coriano, precisely in the quiet town of Cerasolo, we are pleased to offer you for sale an enchanting independent apartment which is part of an exclusive real estate complex consisting of only 4 units, built in 2007.

This solution is ideal for a young couple looking for a welcoming and well-structured residence.

Apartment features:

The entrance is through a lovely gate, which leads to a small private garden, ideal for enjoying moments of tranquility in the open air.

The garden will lead you to the porch, which leads to the main entrance of the apartment.

Once you cross the entrance threshold, you will be greeted by a large open-space area with kitchenette, which creates a bright and spacious environment, perfect for the living/dining area.

Continuing inside the apartment, you will reach a door that separates the living area from the sleeping area, ensuring intimacy and comfort.

The sleeping area houses a modern bathroom and a double bedroom, both with direct access to the loggia terrace.

This outdoor space offers a breathtaking panoramic view of San Marino and part of the Romagna hills.

The property includes:

A garage in the basement, providing convenient space for parking and storage. A parking space in the street leading to the garage, ensuring additional convenience for your daily life. This opportunity is great for those who want a serene retreat in an area residential.

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## Certification

**Energy Class:** D

**EPglnr:** 177.60 kwh/□

## Features

Property ID: CBI127-1585-295

Contract: Sale

Categoria: Apartment

Address: Via Primo Maggio, 34

Zip Code: 47853

Municipality: Coriano

Total sqm: 55 sq.m.

Bedrooms: 1

Bathrooms: 1

Rooms: 2

Internal condition: Excellent

Floor: Multi-Storey

Total floors: 2

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 2007

Current Status: Available after the deed of sale

Condominium costs: € 10

Terrace: Present, 9 sq.m.

Garden: Private, 40 sq.m.

Kitchen: Kitchenette

Garage: for one car, 20 sq.m.











