



## Apartment for sale in Vittoria

**€ 145.000**

**Ref. CBI163-2406-4685**



**209 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 9**

We offer for sale an apartment of approximately 185 m2 on the 2nd floor of a 3-storey building, located in via Garibaldi, one of the main arteries of the municipality of Vittoria.

The apartment offers generous spaces and consists of a large entrance hall, a lounge/living room with adjacent kitchen, a double bedroom with private bathroom and a comfortable laundry room which overlooks a large partially covered terrace. Furthermore, there are two other bedrooms, a spacious study room and a second bathroom.

The rooms are accessed via a corridor in which there is a large built-in wardrobe.

The property is very bright and well ventilated, all rooms overlook a terrace and/or balcony. It has an air conditioning system, independent methane heating with radiators and modern finishes and is in an excellent state of conservation.

The sale is completed by a garage of approximately 50 m2, a cellar of 12 m2 and a large attic of approximately 150 m2 with terrace. These additional spaces expand the possibilities for exploiting the property.

The apartment is located in a strategic position in the municipality of Vittoria, guaranteeing convenience and easy access to all services and commercial activities in the area.

Don't miss the opportunity to purchase this lovely and functional apartment, ideal for those looking for a comfortable and well-



distributed environment.

The apartment is rented with a regular contract until 02 11 2024, with the possibility of being vacated before the natural expiry.

## Certification

**Energy Class:** G

**EPgInr:** 180.00 kwh/□

## Features

Property ID: CBI163-2406-4685

Contract: Sale

Categoria: Apartment

Address: via Garibaldi, 323

Zip Code: 97019

Municipality: Vittoria

Total sqm: 209 sq.m.

Bedrooms: 4

Bathrooms: 2

Rooms: 9

Internal condition: Good

Floor: 2

Total floors: 3

Independent heating: Heating

Date of construction: 1985

Current Status: Rented

Condominium costs: € 30

Balconies: Present

Terrace: Present

Sea distance: 14.000 meter

Kitchen: Exposed Kitchen

Garage: for four cars























