



COLDWELL BANKER

PRIME PROPERTIES

Prime Properties

Viale Virgilio 4 - 47838 Riccione (RN)

05411412040

Apartment for sale in Coriano Sant'Andrea in Besanigo

€ 190.000

Ref. CBI099-1529-520504



84 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

Located in the heart of Sant'Andrea in Besanigo, this house stands out for its privileged position and the optimal distribution of internal spaces. On the first floor, the access leads directly to a welcoming living room that blends harmoniously with the kitchen area, creating a functional and inviting environment. The sleeping area consists of two bedrooms, each designed to ensure comfort and privacy, accompanied by a modernly equipped bathroom. A balcony at the entrance offers a pleasant and functional outdoor space.

A distinctive feature of this house is the comfortable staircase that leads to the upper floor, where there is an additional bright space, thanks to the presence of Velux windows. This area is currently used as a bedroom, but offers the flexibility to be transformed according to individual needs.

To complete the property there is a garage, an essential element for comfort and safety, guaranteeing a protected space for parking the car. This home represents an ideal opportunity for those seeking a balance between domestic comfort and daily practicality.

Certification

Energy Class: D

: 118.29 kwh/□

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Features

| | |
|---------------------------------|--|
| Property ID: CBI099-1529-520504 | Contract: Sale |
| Categoria: Apartment | Address: Via Pietro Mascagni, 2 F |
| Municipality: Coriano | Zona: Sant'Andrea in Besanigo |
| Total sqm: 84 sq.m. | Bedrooms: 2 |
| Bathrooms: 1 | Rooms: 3 |
| Internal condition: Good | Floor: 1 |
| Total floors: 1 | Independent heating: Heating |
| Date of construction: 2007 | Current Status: Available after the deed of sale |
| Condominium costs: € 25 | Balconies: Present |
| Kitchen: Exposed Kitchen | Garage: for one car |





