



COLDWELL BANKER

IMMOBILIARE
CARDOSELLI FANTERIA SABATINI & PARTNERS

Cardoselli Fanteria Sabatini & Partners
Corso Italia 57 - 58015 Orbetello (GR)
0564 850728

Apartment for sale in Orbetello Orbetello Neghelli € 495.000 Ref. CBI026-26-1607



94 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 7

In Orbetello Neghelli, a few steps from the centre, we offer for exclusive sale a newly built apartment with a modern design and high quality finishes. The property is located on the second floor of a newly built building with a lift and is in perfect condition.

With a total surface area of 94 m2, the apartment consists of a living room, kitchenette, double bedroom with en suite bathroom and balcony, 2 single bedrooms as well as a further bathroom

The very bright living room overlooks a large habitable balcony of over 30 m2. with breathtaking views of the lagoon, ideal for enjoying splendid sunsets in company.

The kitchenette leads to the equipped porch and there is also both a single car garage and a cellar, to offer additional storage spaces.

The underfloor heating is centralized with a heat meter and uses methane as fuel, guaranteeing a low environmental impact and



significant energy savings. Furthermore, each room is equipped with Daikin air conditioning to ensure maximum comfort throughout the year.

In excellent condition and with a strategic position, this apartment represents the ideal opportunity for those who want to live in one of the most exclusive and prestigious areas of the Maremma, surrounded by the beauty of nature and the convenience of all services. There is an alarm system.

Energy Class A3
EPgl,nren 48.8 Kwh/m2 year

REF.1607

Certification

Energy Class: A3

EPgl,nr: 48.80 kwh/□

Features

Property ID: CBI026-26-1607	Contract: Sale
Categoria: Apartment	Address: Via Giovanni Falcone
Zip Code: 58015	Municipality: Orbetello
Zona: Orbetello Neghelli	Total sqm: 94 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 7	Internal condition: Excellent
Floor: 2	Total floors: 3
Independent heating: Central Heating with Counter	Lift: Yes
Date of construction: 2022	Current Status: Available after the deed of sale
Balconies: Present, 40 sq.m.	Kitchen: Kitchenette
Garage: for one car, 18 sq.m.	Tv Antenna : Condominium
Tv SAT : Condominium	ADSL Coverage
Cellar : 18 □	Air-Conditioned
Telephone System	Wiring : By Law
Sanitary Suspended	Shower
Aluminum Frames	Shutters

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools



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High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices



