LiguriaHomes Casamare Sanremo
Via Matteotti 143 - 18038 Sanremo (IM)
+39 0184 574262

Apartment for sale in Sanremo
€ 315.000
Ref. 2T13



104 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5

Bare Ownership: elegant two bedroom apartment for sale as bare ownership in San Remo.

Elegant two bedroom apartment for sale in bare ownership in San Remo, located in Via delle Magnolie, one of the city's most appreciated residential areas. The position is particularly convenient, flat and surrounded by greenery, just a short walk from the main services, the beaches and the famous cycling path along the Ligurian Riviera.

The apartment is set within an elegant and well maintained condominium, in a quiet residential context with concierge service and generous parking facilities. The internal layout is practical and well proportioned, offering a spacious entrance hall, a bright living room, a separate eat in kitchen, two bedrooms and two bathrooms.

One of the most attractive features of the property is the liveable terrace, accessible from the kitchen, the living room and the main bedroom, creating a pleasant outdoor space to enjoy the mild climate of San Remo. The second bedroom also benefits from its own private balcony.

The property is completed by a storage room and the right to park in the condominium garage, adding further value and practicality to this interesting real estate opportunity in San Remo.

This apartment for sale in San Remo is offered exclusively as bare ownership. This means that the buyer purchases the ownership of the property, while the current owner retains the lifetime usufruct, meaning the right to live in and use the apartment for the rest of their life. Full possession and use of the property will pass to the buyer only once the usufruct comes to an end.

For this reason, the purchase is particularly suitable for buyers looking for a property investment in San Remo. It is not an immediately available home, but it represents an interesting opportunity to acquire a well located property in a highly sought after area.

What does bare ownership mean in Italy?
Bare ownership, known in Italian as "nuda proprietà", means that the buyer purchases the ownership of the property, while another person retains the usufruct for life. The usufructuary has the right to live in and use the apartment, while the bare owner becomes the full owner only when the usufruct ends. For buyers, this type of purchase is usually considered a medium to long term real estate investment rather than a property for immediate personal use.

Certification

Energy Class: D	**EPgInr**: 107.91 kwh/□

Features

Total sq.m.: 104 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 5
Floor: 5	Heating: Central with Counter
Parking: Uncovered	Lift: Yes
Balconies: Present, 3 sq.m.	Terrace: Present, 15 sq.m.
Garden: Common	Cellar : 4 □
Air-Conditioned	Distance from the sea : 150 mt

Nearby

Gyms	Tennis Courts
Bike Lanes	Playgrounds
Train Station	Public Transport
Primary Schools	Secondary Schools
Bar / Restaurant	Post Office / Bank

















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