

## Apartment for sale in Sanremo

### € 149.000

### Ref. 2B11



**52 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 4**

Apartment for sale in San Remo in a central location near the train station.

Nice one bedroom apartment for sale in San Remo, located in a central, flat and very convenient area, just a short walk from Rond Garibaldi, the train station and the main services of the city. Its position makes this property particularly interesting both for those looking for a practical home in the centre of San Remo and for buyers seeking a property with good rental potential.

This appealing apartment for sale in San Remo is situated on the first and top floor of a small building, built in 1912, with only 4 residential units and no condominium fees. This is an important advantage, especially for those considering the purchase as a low maintenance investment for holiday rentals or short term stays.

The property is in very good condition and includes an entrance into the kitchen and dining area, a living room with sofa beds, a double bedroom, a bathroom with window and a balcony. The internal layout is simple, practical and well organised, making the apartment suitable both as a main residence and as a holiday home in San Remo.

The high ceilings and the east and west exposure provides natural light at different times of the day, while some recent renovation works, including new floors and air conditioning, make the apartment ready to be lived in or rented out.

Thanks to its strategic location, close to the train station, shops, services, the city centre and public transport connections, this apartment for sale in San Remo is also a very interesting option for buyers looking for a property to generate income. Its central position and easy access to the main attractions of the city increase its appeal for short stays, work trips and holidays on the Italian Riviera.

A practical and easy to manage property, ideal for those looking for an affordable apartment in the centre of San Remo, with excellent potential for both personal use and rental investment.

## Certification

Energy Class: G

EPgInr: 154.00 kwh/□

## Features

Floor: Top

Heating: Independent

Balconies: Present, 5 sq.m.

Air-Conditioned

Distance from the sea : 270 mt

## Nearby

Gyms

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Bar / Restaurant

