

## Apartment a Cittiglio

### € 80.000

### Ref. 1004-cittigliovialaveno



### 77 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 3

JUST PLACED FOR SALE, VISIBLE TO ALL IN OPEN HOUSE ON MONDAY 20TH FROM 3PM TO 8PM  
LARGE THREE-ROOM APARTMENT WITH TWO BATHROOMS - HABITABLE CELLAR - 50MQ GARDEN IN DETACHED BUILDING - 2ND FLOOR  
WITHOUT CONDOMINIUM FEES

This apartment for sale in Cittiglio is an excellent opportunity for those seeking a comfortable and well-maintained courtyard setting. Located in a quiet and well-served area, it is currently free at the deed, ready to be occupied without any renovation work. Built in 1950, the property has been regularly maintained over the years, ensuring a high-quality finish and interior. The windows and boiler are newly installed.

The apartment consists of a connected studio and a one-bedroom apartment on the same floor, both with a bathroom with shower. They can be used separately, renting one of them out, or combined to form a larger family with three bedrooms.

The spacious and bright rooms are perfect for a family or for those who appreciate large spaces. The three bedrooms offer great versatility, adapting to the owners' needs.

The apartment is sold furnished, as shown in the photos, or you can install the kitchen in the living room with the existing connections. Furthermore, thanks to its location, the apartment enjoys a pleasant panoramic view of the surrounding mountains on one side and a balcony on the other, offering moments of relaxation and peace.

There are no private parking spaces, but loading and unloading is always possible inside the courtyard and there is a large parking lot a few steps from the house.  
 In short, this apartment in Cittiglio is ideal for those looking for a move-in ready home in a quiet and well-served area, with plenty of space and no major renovations required.

## Property Informations

<b>Address:</b> Via Laveno, 23	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 2	<b>Rooms:</b> 3
<b>State of Preservation:</b> Discreet	<b>Level:</b> 2
<b>Total Floor:</b> 3	<b>Age Construction:</b> 1950
<b>Current Status:</b> free at the notary	<b>Balconies:</b> Present
<b>Terrace:</b> Present	<b>Garden:</b> Private
<b>Kitchen:</b> Kitchenette	





