

## Apartment a Olbia Olbia città € 197.000 Ref. P1046-197



**70 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

Olbia | Three-room ground-floor apartment with terrace

In one of Olbia's quietest and most sought-after residential areas, we offer for sale a ground-floor apartment in a well-kept and private setting, built in 2004. This move-in solution is designed for those seeking a welcoming, functional environment without the need for renovations or alterations.

From the moment you enter, you'll sense a pleasant balance between comfort and practicality: the living area is bright and well-organized, with a living room that integrates seamlessly with the open-plan kitchen, creating a convivial space ideal for everyday life, but also for welcoming friends and family in a warm and informal atmosphere.

The sleeping area is designed to ensure tranquility and privacy, with two versatile bedrooms, perfect for a family or for those seeking a study or additional room. The fully equipped and functional bathroom fits harmoniously into the layout.

One of the property's true highlights is its private terrace: an outdoor space to enjoy in any season, perfect for starting the day calmly, enjoying moments of relaxation in the open air, or hosting lunches and dinners in complete privacy.

The apartment is sold furnished and features wooden window frames, hot/cold air conditioning, and independent heating, elements that guarantee year-round living comfort and efficient energy management.

□ OPEN HOUSE - Monday, April 20th

from 10:30 to 13:00 and from 15:30 to 18:00

A real opportunity to enter, breathe in the spaces, and truly understand this home's potential, without rushing and with enough time to imagine your daily life there.

Move-in ready properties with these features in this area are increasingly sought-after and hard to find. Therefore, attending the Open House is the best way to arrive prepared and evaluate this opportunity right away.

Book your appointment now

## Certification

**Energy Class:** B

## Property Informations

**Address:** VIA AMILCARE PONCHIELLI, 67B

**Zip Code:** 7026

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 3

**State of Preservation:** Excellent

**Level:** Ground Floor

**Age Construction:** 2004

**Current Status:** free at the notary

**Terrace:** Present

**Kitchen:** Exposed Kitchen

## Features

Tv Antenna: independent

Air-Conditioned

Telephone System

Wooden Window Frames

## Nearby

Gyms

Football Fields

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices













