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Coldwell Banker Prime Properties

Viale Virgilio 4 - 47838 Riccione

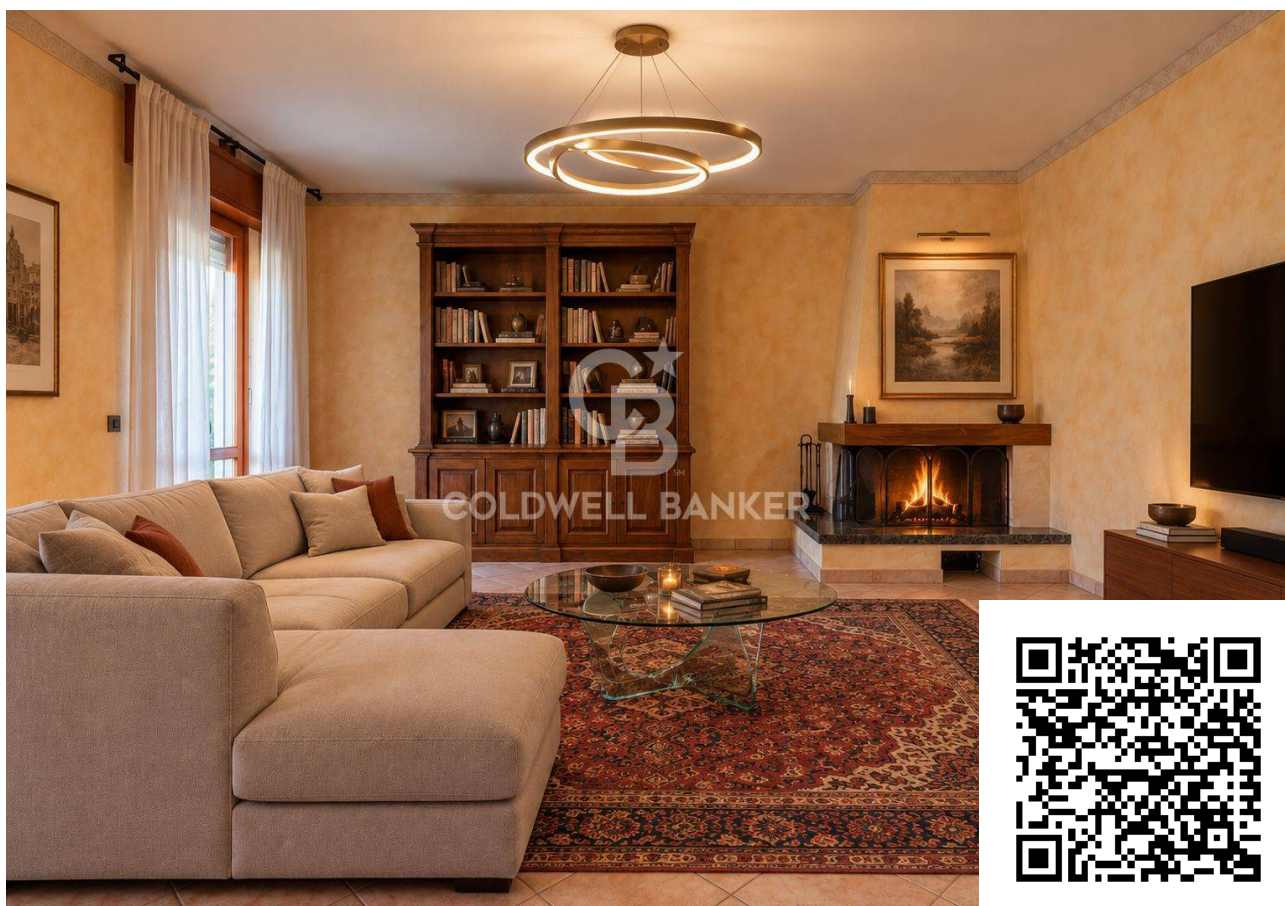
P.IVA e C.F.: 14659311006

Tel.: 05411412040

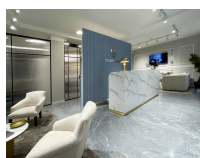
Apartment for Sell in Gradara

📍 Via Pescara, Pesaro e Urbino, 61012 (PU)

315.000€



Contact info



Coldwell Banker Prime Properties

**Coldwell Banker Prime
Properties**

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Description

Apartment with private garden and garage – Gradara

Just steps from the charming medieval village of Gradara, we offer for sale a spacious and bright first-floor apartment, located in a small and private complex of just six independent units, without condominium management.

A covered external staircase leads to the home's entrance, where the rooms are surprisingly spacious and bright. The heart of the living area is the approximately 32 square meter living room, which enjoys an extraordinary view of the Castle. The sleeping area includes two bedrooms, a large bathroom, and a second toilet, also equipped for a washing machine.

Enriching the spaces are two large balconies, one dedicated to the living area and the other to the sleeping area, pleasant views that bring air and light to the interiors.

The layout also offers interesting customization options: thanks to the existing connections in the living room, it's possible to create a large open space with an open kitchen, thus creating a third bedroom.

The external staircase also leads to a laundry area and the garage.

Completing the property is a private garden of approximately 120 square meters with exclusive access, a green corner to enjoy in tranquility during the summer.

The location makes this home particularly appealing: a supermarket, shopping center, and numerous amenities are within easy walking distance, as are the streets of Gradara's charming historic center, dominated by the silhouette of its famous castle. Cattolica and Gabicce Mare, with their beaches, the sea, and all the amenities of the Riviera, are also just a few minutes away.

A home with generous and versatile spaces, where the comforts of everyday life meet the timeless charm of one of the area's most picturesque villages.

Details



Property ID: CBI099-1008-520930



Surface: 146.00 m²



Rooms: 4



Garden: Privato, 120 sqm



Bathrooms: 2



Energy Class: F EP glnr: 106.81 kwh/m²



Bedrooms: 2

Property Features



Floor: 1



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **146.00 m²**



Rooms: 4



Bedrooms: 2



Bathrooms: 2



Kitchen: **Habitable**



Balconies: **Presente**



Garage: **Double**



Garden: **Private, 120 sqm**

Images

