

## for sale in Follonica

### € 320.000

### Ref. 1125



**85 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER ON THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST WE WILL GIVE ALL THE NECESSARY INFORMATION.

Apartment in the center of Follonica in a pedestrian area away from traffic and very close to the sea, located on the first floor without elevator of a small and characteristic building. Completely renovated with high quality materials, the surface is about 85 square meters, it consists of a kitchen, a double bedroom, and a living room that can be transformed into a second bedroom, bathroom with shower and anteroom, through a staircase you reach the attic that can be transformed into a bedroom, or a study, and is illuminated by a large skylight.

The property is equipped with independent heating, air conditioning, without condominium fees and is sold furnished.

### Certification

**Energy Class: G**

.....

## Features

|                                  |                                  |
|----------------------------------|----------------------------------|
| Code: 1125                       | Reason: Sale                     |
| Address: via Roma                | Zip Code: 58022                  |
| Municipality: Follonica          | Total Square Meters: 85 sq.m.    |
| Bedrooms: 2                      | Bathrooms: 1                     |
| Rooms: 4                         | State of Preservation: Excellent |
| Level: 1                         | Heating: Heating                 |
| Current Status: Free to the deed | Balconies: Present               |
| Kitchen: Regular Kitchen         | Tv Antenna : Autonomous          |
| ADSL Coverage                    | Air-Conditioned                  |
| Telephone System                 | Wiring : By Law                  |
| Shower                           | Wooden Window Frames             |
| Shutters                         |                                  |

## Nearby

|                    |                  |
|--------------------|------------------|
| Gyms               | Spa              |
| Football Fields    | Fitness Centers  |
| Tennis Courts      | Bike Lanes       |
| Playgrounds        | Railway Station  |
| Public Transport   | Kindergarten     |
| Elementary Schools | Schools          |
| High Schools       | Cafe             |
| Post Offices       | Shopping Centers |
| Municipal Offices  |                  |





