

## Apartment for sale in Orte

### Orte Scalo

€ 104.000

Ref. 225



**85 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3**

Enchanting Renovated Tricale with Private Courtyard and Garage - Located in the heart of Orte Scalo, in a strategic and private location, we offer for sale a one-of-a-kind apartment, located on the mezzanine floor of an intimate and quiet building consisting of only six residential units.

The property underwent a complete and refined renovation in 2020, transforming its aesthetics and technological efficiency. Upon entering, you'll be greeted by a bright living room with kitchenette, a modern and functional space designed to maximize living space. The sleeping area consists of two bedrooms, designed for maximum comfort; the master bedroom also boasts an en-suite bathroom, while a second designer bathroom serves the rest of the apartment.

The true added value of this property lies in its cutting-edge technical features. Thermal comfort is guaranteed by an independent underfloor heating system, ideal for even heat distribution and significant energy savings. For the summer months, the home features three air conditioners strategically placed in the living room and each bedroom. Every detail has been carefully considered for your safety and convenience, including electric shutters, mosquito nets on every window and door, and a fully pre-installed alarm system.

Completing this unique offering is a small private courtyard, an exclusive outdoor space where you can relax in the open air, and a practical garage of approximately 15 square meters, essential for vehicle management or as extra storage space.

This solution represents the ideal choice for those seeking a turnkey home, ready to move into and equipped with every modern comfort in a peaceful and familiar condominium setting.

## Certification

**Energy Class:** A1

## Features

Code: 225	Reason: Sale
Categoria: Apartment	Municipality: Orte
Zona: Orte Scalo	Total Square Meters: 85 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 3	Level: Mezzanine
Heating: Heating	Building Costs: € 25







