

# Apartment for sale in Graffignano

## graffignano

**€ 49.000**  
**Ref. 109**



**65 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5**

Conveniently located and free of architectural barriers, this apartment represents the perfect blend of living comfort and space optimization. The double exposure and intelligent layout of the rooms ensure natural light at all times of the day. The entrance leads to a large living room with kitchenette. A corridor separates the living area from the two bedrooms, ensuring maximum privacy.

**Double Bedroom:** A spacious and easy-to-furnish room, designed to comfortably accommodate a double bed and a large wardrobe.

**Second Bedroom:** Versatile and bright space, ideal as a children's bedroom, guest room or study for working from home

The real added value of this property is the presence of two complete bathrooms:

**Main Bathroom:** The main bathroom in the house, complete with all the necessary fixtures and a shower cubicle.

**Second Bathroom:** A practical guest bathroom, perfect for everyday needs

The ground-floor location ensures unparalleled ease of access, making the property perfect for families, couples, or as a long-term investment.

## Certification

Energy Class: G

## Features

Code: 109	Reason: Sale
Categoria: Apartment	Municipality: Graffignano
Zona: graffignano	Total Square Meters: 65 sq.m.
: 60.00	Bedrooms: 2
Bathrooms: 2	Rooms: 5
Shower	

## 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	

