

# Apartment for sale in Camaiore

## € 249.000

### Ref. 83373



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

In the heart of Lido di Camaiore, just 1 km from the famous Versilia beaches, this apartment offers the perfect balance between residential tranquility and immediate proximity to the sea. Located on the raised ground floor of a prestigious building, the apartment offers unparalleled ease of access, ideal for those seeking a dynamic, barrier-free home while maintaining the security and privacy afforded by its elevated position.

The property is in good condition and perfectly habitable: a solution ready to welcome you immediately to enjoy the season or your new daily life. The entrance opens into a warm and welcoming living room that overlooks a private terrace, offering a splendid panoramic view of the surrounding hills. The eat-in kitchen is functional, while the sleeping area offers a double bedroom, a medium-sized bedroom, and a bathroom with shower, both generously sized. The current layout is already optimal, but for those who wish, the spaces easily allow for a modern open-plan space, combining the living room and kitchen into a single, light-filled space. A spacious enclosed veranda with a laundry area completes the functional interior, offering valuable and well-organized utility space.

What makes this offer truly complete are the appurtenances: the apartment has an assigned parking space, an invaluable advantage in the area, and a convenient and spacious cellar.

The building itself reflects excellent care, surrounded by a lush communal garden and enhanced by significant efficiency improvements completed in 2023, including thermal insulation and a new roof and facade, which ensure climate comfort and energy savings.

The ideal choice for those seeking a ready-to-move-in, safe residence surrounded by greenery in one of the most sought-

after areas of the Tuscan coast.

"Our mission is to offer a personalized, quality experience for each client, accompanying them through all phases of the real estate transaction.

We have in-depth knowledge of the region and are committed to understanding the unique needs of those who turn to us, working with transparency and passion to build lasting relationships of trust.

We aim to constantly improve our services to be a reliable and competent local reference point.

## Features

Code: 83373	Reason: Sale
Categoria: Apartment	Zip Code: 55041
Municipality: Camaiore	Total Square Meters: 74 sq.m.
Bedrooms: 2	Bathrooms: 1
Rooms: 3	Parking: Uncovered Parking

## Nearby

Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Public Transport
Elementary Schools	Schools
High Schools	Cafe







