



## Furnished two-room apartment for sale in Garessio town center with terrace – minimal condo fees



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 22,000

### Localização

Country:	Itália
State/Region/Province:	Piedmont
Cidade:	Garessio
CEP:	12075
Adicionado:	18/03/2026

Informação adicional:

Furnished two-room apartment for sale in Garessio town center with terrace – minimal condo fees

Located in the center of Garessio, in the Borgo Ponte neighborhood, the liveliest district, the town's commercial and social hub.

We offer for sale a furnished two-room apartment of approximately 40 square meters on the second floor of a historic building without an elevator.

### Room Layout

Entrance hallway

Living room with kitchenette

Bedroom

Bathroom with window and bathtub

10 square meter terrace on the upper floor accessible via a shared staircase, ideal as an outdoor utility space or for drying clothes.

### Equipment and features:

Recently installed two-tone PVC window frames with double glazing



Aluminum shutters  
Aluminum front door  
Handcrafted wooden interior doors  
Independent heating with natural gas boiler and radiators  
Very low condo fees: approximately €140 per year.  
Fully furnished with many custom-made pieces by a local carpenter, ready to move into.

Ideal solution as:

Mountain vacation home  
Weekend apartment  
Property investment for rent

Furnished two-room apartment for sale in Garessio town center with small terrace. A new land registry and urban planning application will be completed before the sale; the property will be delivered with a Building Compliance Report (RRE).

Surface area report:

Useable area: 36 sq m  
Terrace: 10 sq m

Total commercial area: 40 sq m

Asking price: €22,000 G 200.00 Kw/m<sup>2</sup> per year

Garessio – The Pearl of the Maritime Alps

In the heart of the Upper Tanaro Valley, in the province of Cuneo, Garessio is a charming mountain village surrounded by nature, ideally located between the Maritime Alps and the Ligurian Sea, reachable in about 40 minutes.

With its charming medieval historic center, quaint streets, and historic buildings, Garessio retains the authentic atmosphere of a Piedmontese village. The surrounding area offers spectacular landscapes, hiking trails, ski resorts, and numerous outdoor activities, ideal in every season.

Known as the "Pearl of the Maritime Alps," the village is nestled in a green valley where mountains, nature, and tranquility meet, making it a perfect destination for those who want to slow down and enjoy moments of relaxation away from the city.

Thanks to its still affordable real estate prices, Garessio today represents an interesting opportunity for purchasing vacation homes, second homes, or real estate investments for tourist rentals.

Why choose Garessio

Charming medieval village

- Unspoiled nature and Alpine views
- Ligurian sea about 40 minutes away
- Ideal for hiking, skiing, and outdoor activities



- Excellent opportunity for second homes and real estate investments

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**SELLING YOUR HOME:** Maximum value, minimum worry

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**REMEMBER:** YOU are our priority, so by providing you with our operational advice until you reach your desired goal,

you'll be assisted step by step both in choosing the right property if you're looking to buy, and with the utmost professionalism in appraising the property if you're looking to sell.

Condição: Good

Construído: 1900

## Comum

Quartos de dormir: 1

Banheiro: 1

Pés quadrados acabados: 45 m<sup>2</sup>

Floor Number: 2



## Room details

Total rooms: 2  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Gas

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 200

## Building details

Número de pisos: 3

## Rental details

Furnished: Sim

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/HOYC-T71/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOYC-T71/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: b67

