

## Apartment for Sale in Imperia Porto Maurizio periferia Ref. A387 - € 387.000



**130 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5**

Ancient Mill in Imperia - Ametis Real Estate Agency offers for sale in Porto Maurizio, about 3 km from the beaches of Borgo Prino, a charming portion of an ancient mill with authentic charm, completely clad in stone, and unobstructed views of the valley all the way to the sea. It borders the Prino stream and is close to the picturesque Borgo di Piani, about 1 km away, which connects to the fabulous seaside cycle path.

Access is via the stairwell with two security doors. The main apartment, approximately 130 square meters in size, is located on the first floor. It comprises an eat-in kitchen and a study that open onto a private terrace of approximately 20 square meters, ideal for private sunbathing and summer dining. The floor also includes a spacious living room with a fireplace and hydro-pellet stove, a built-in closet, two bedrooms with a large mezzanine closet, and a bathroom with a bathtub. Above, on the second floor attic, also accessed from the stairwell, is a room with a small window, a storage area, currently used as an additional bedroom/study for guests.

The property includes a strip of land for exclusive use with a courtyard belonging to the apartment for sale, and an undivided 1/5 share of the 111 sq m (C/6) plot of land opposite the building used for parking. Independent heating is provided, and condominium fees are low.

To reach this property, once you enter the condominium's electric gate, you follow a comfortable tree-lined driveway along which there is another area used for parking.

This portion of Antico Mulino, due to its unique characteristics and location, lends itself to various housing options, as a private residence or as a B&B accommodation facility.

Book a viewing to discover all the charm of this exclusive property, an authentic home from another era!

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This announcement is for informational purposes only and does not constitute a contractual element.

## Property Informations

**Address:** Piani

**Zip Code:** 18000

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 5

**State of Preservation:** Excellent

**Level:** 1

**Parking:** Uncovered Parking

**Building Costs:** € 15

**Terrace:** Present, 20 sq.m

**Garden:** Private

**Sea Distance:** 3.000 meter

**Kitchen:** Regular Kitchen

## Features

Terrace: 20 □

Closet

Fireplace

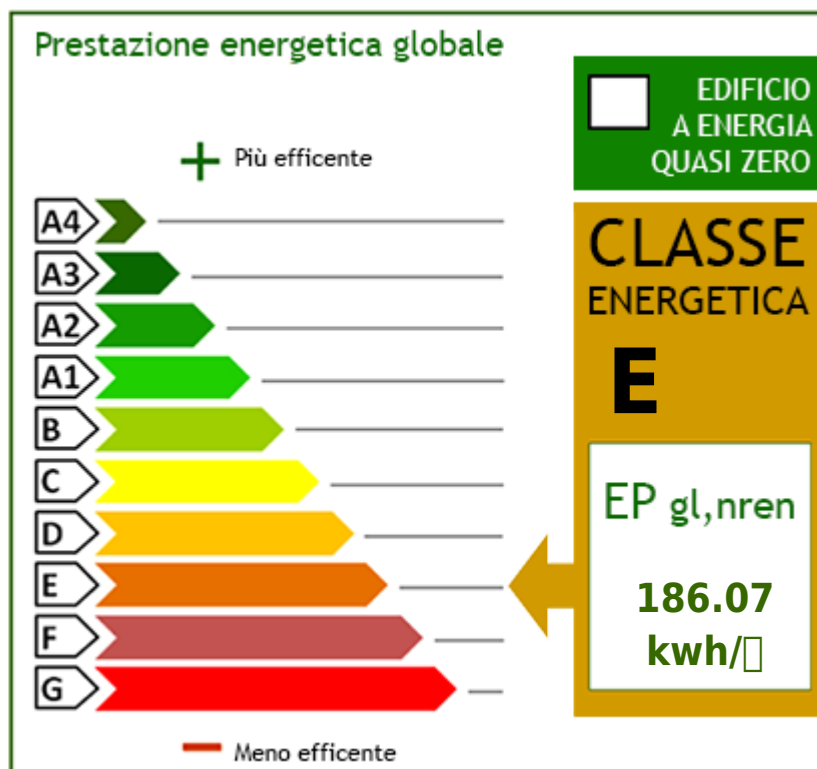
Wiring: By Law

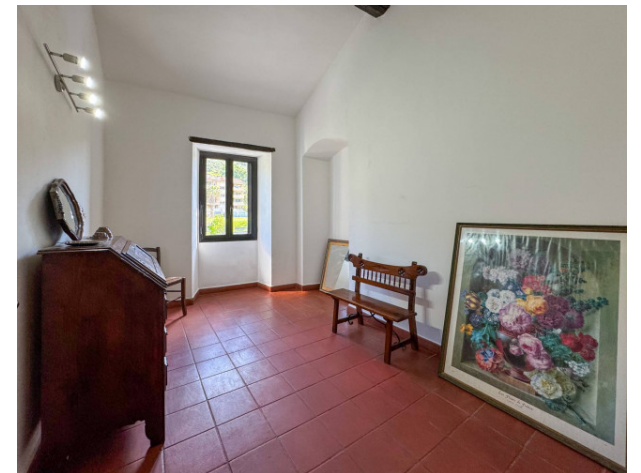
Shutters

## Nearby

Bike Lanes

Public Transport







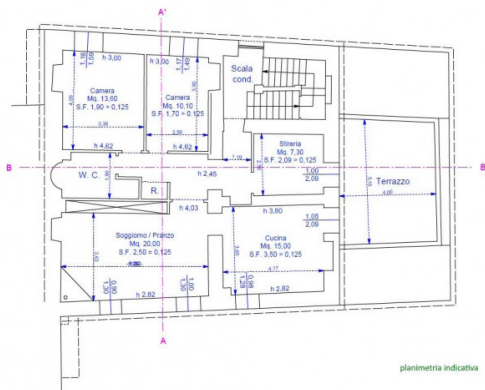








Pianta Piano Primo



Pianta Piano Sottotetto

