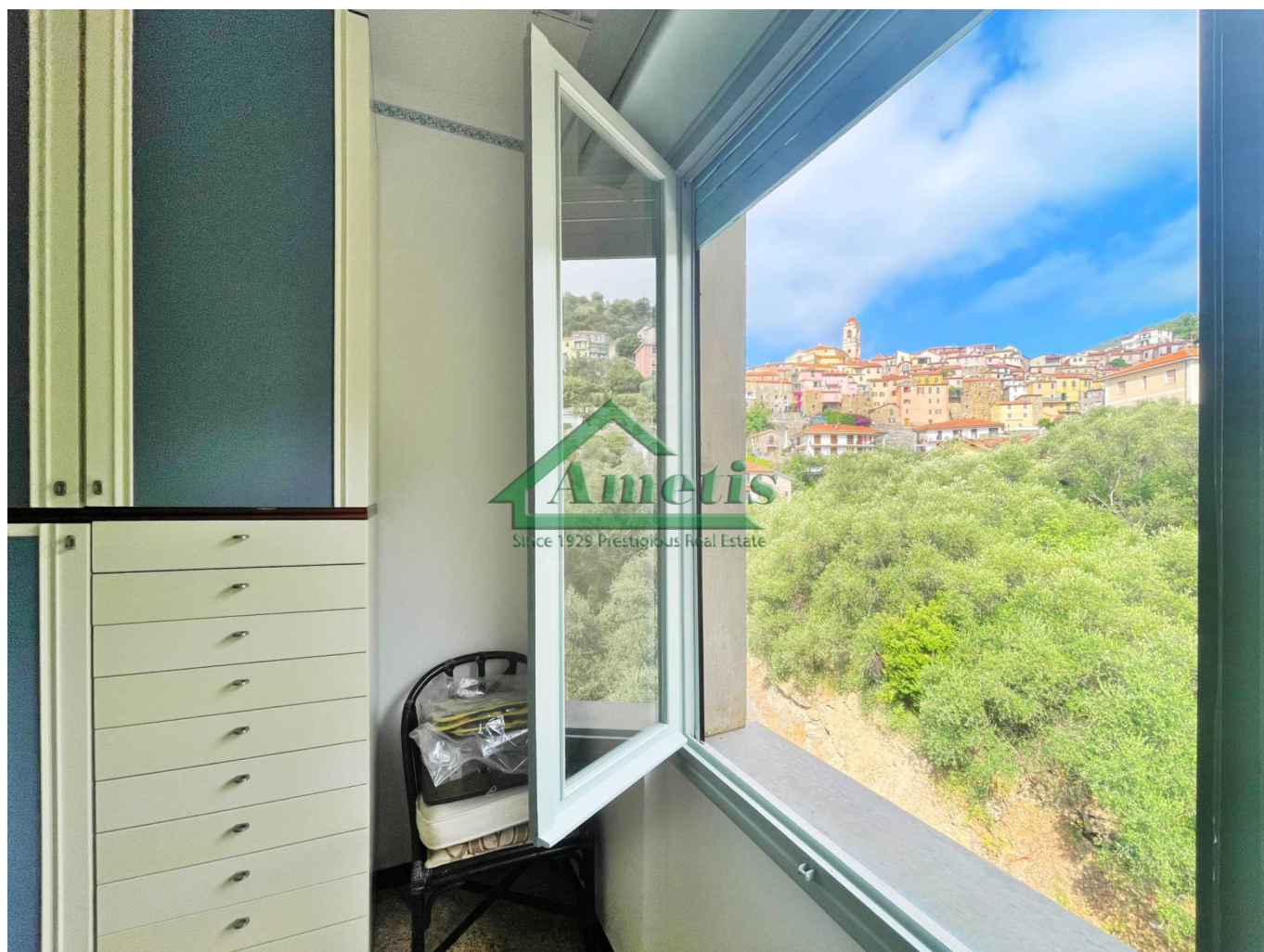


## Apartment for Sale in Pietrabruna Ref. A70 - € 70.000



**82 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

PIETRABRUNA - At the entrance to this characteristic Ligurian village, Ametis Agency offers for sale an 82 sq m apartment, located on the third and top floor (without an elevator) of a building with convenient access from the provincial road and available parking. The apartment, in good condition and requiring renovation, comprises an entrance hallway, an eat-in kitchen with a balcony overlooking the village of Pietrabruna, a living room with a balcony offering unobstructed views of the valley to the sea, a bathroom with a window, two double bedrooms, a storage room, and a cellar on the ground floor. There are several shared parking spaces to the side of the entrance porch. The property faces southeast and northwest, with views of the surrounding hills all the way to the sea. Independent gas heating with a boiler on the balcony. A 19 sq m garage completes the property.

Pietrabruna is a lively village with its alleyways and squares, offering tourists and residents a relaxed atmosphere, but with a few extras: convenient services are available just steps from the house, including a post office, a grocery store selling local specialties, a bar, a restaurant, and a trattoria.

The Municipality of Pietrabruna, in addition to being a member of the National Association of Olive Oil Cities, is known for both its "stroschia" (a typical wheat flour shortcrust pastry with olive oil) and its lavender, which is still distilled in the area today. Its properties are celebrated during the Lavender Festival, which features the traditional lighting of the still, entertainment, and an outdoor dinner featuring local specialties, music, and dancing. Various initiatives, exhibitions, shows, and cultural and sporting activities are organized throughout the year, sometimes in collaboration with other municipalities in the San Lorenzo Valley.

For outdoor sports enthusiasts, there are numerous mountain bike and trekking trails to enjoy in the pristine nature among orchids and butterflies, blessed by a wonderful temperate climate all year round.

Call us to schedule an appointment and start enjoying your corner of Liguria!  
Ametis Agency since 1929 Tel. +39 0183 710294 - info@ametis.it - Cell. and WhatsApp +39 370 3506681.  
This announcement is for informational purposes only and does not constitute a contractual element.

## Property Informations

**Address:** Pietrabruna

**Zip Code:** 18010

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 4

**Level:** 3

**Total Floor:** 3

**Age Construction:** 1976

**Building Costs:** € 35

**Balconies:** Present

**Sea Distance:** 9.500 meter

**Kitchen:** Regular Kitchen

**Box:** Single

## Features

Closet

Cellar

Wooden Window Frames

Shutters

Sea View

## Nearby

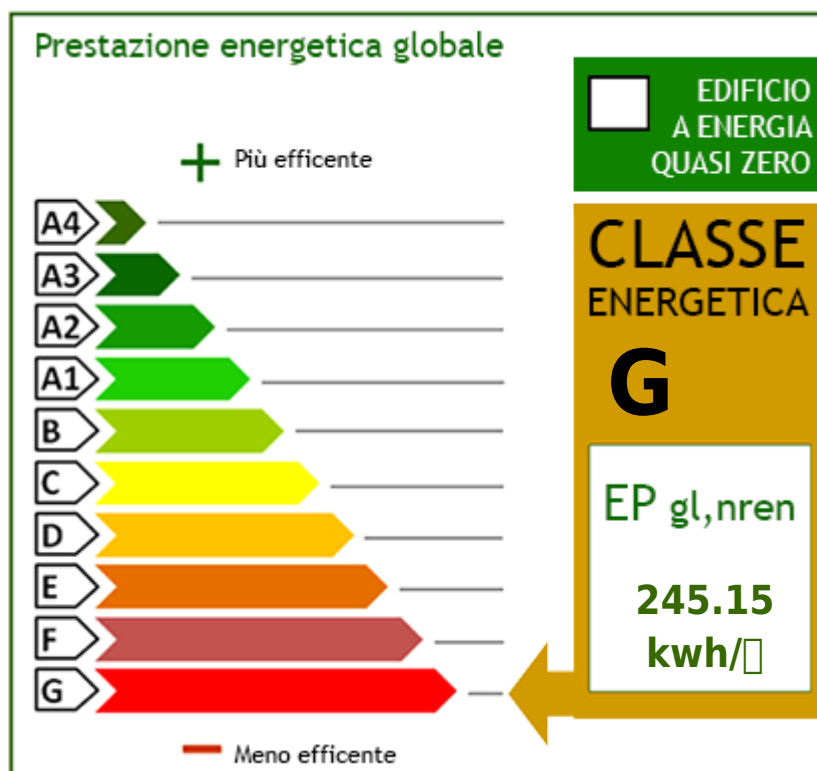
Football Fields

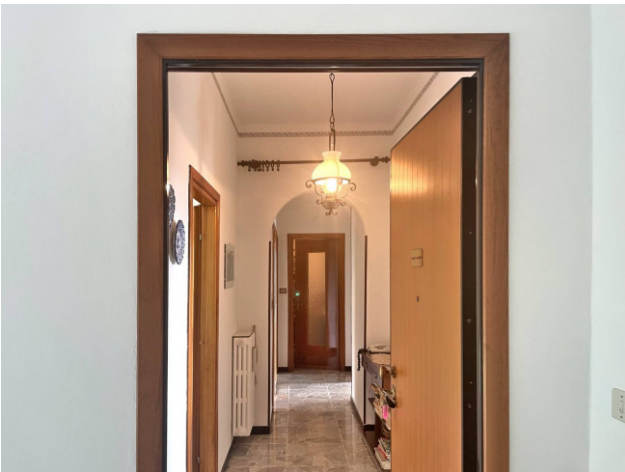
Public Transport

Cafe

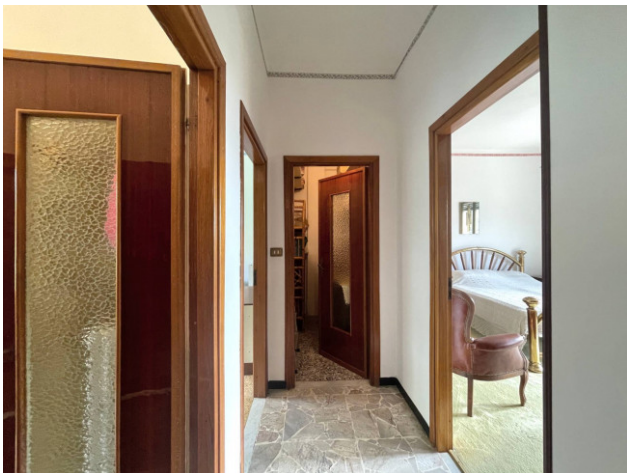
Post Offices

Municipal Offices



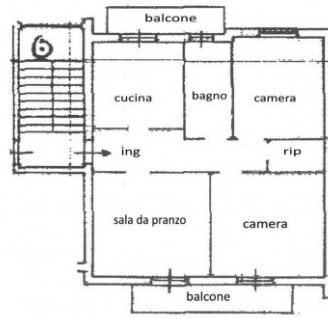












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