



**Rif: RBR002**

## Charming Apartment with Private Garden

Euro 110000

 Roburent

In the heart of the picturesque mountain village of Roburent, we offer for sale a charming, recently renovated apartment featuring a 61-sqm private garden. The property consists of a bright living room with direct access to the garden, a separate kitchen, two spacious bedrooms, and a windowed bathroom with a shower.

The renovation, completed in 2008, successfully enhanced original details—such as the beautiful vaulted brick ceilings in the living area—blending traditional charm with modern comfort. The apartment is equipped with double-glazed windows, a heating system with radiators and a gas boiler, updated electrical wiring, and wood-effect porcelain stoneware flooring.

The private garden offers the perfect outdoor space for al fresco dining, relaxation, or simply enjoying the tranquility of the mountain setting. Ski slopes are just 6 km away! An excellent solution both as a holiday home or a permanent residence for those seeking comfort and authenticity in a natural environment. The property is sold fully furnished.

### DETTAGLI IMMOBILE:

<b>Stato Immobile:</b>	Ristrutturato
<b>Camere:</b>	2
<b>Bagni:</b>	1
<b>Locali:</b>	4
<b>Posizione:</b>	In centro abitato
<b>Indipendenza Sui Lati:</b>	Su 3 lati
<b>Indipendenza Verticale:</b>	Non da terra al tetto
<b>Orientamento Facciata Principale:</b>	Sud
<b>Grado Di Luminosità:</b>	Normale
<b>Grado Di Silenziosità:</b>	Silenzioso
<b>Utenze:</b>	Acqua, Elettricità, Gas
<b>Numero Di Piani:</b>	1
<b>Superficie Totale Mq:</b>	104 mq
<b>Classe Energetica:</b>	in corso
<b>Tipo Di Riscaldamento:</b>	Senza riscaldamento

<b>Opportunita Turistiche In Zona:</b>	Trekking, Mountain-bike, Enogastronomia
<b>Terreno Mq:</b>	61
<b>Morfologia Terreno:</b>	Pianeggiante
<b>Tipo Di Terreno:</b>	Prato
<b>Orientamento Terreno:</b>	Sud
<b>Autostrada:</b>	16 km

