

## Apartment for sale in Ferrara

### Quacchio

### € 250.000

### Ref. 213bb



**103 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5**

Elegant Apartment in a Quiet Residential Area on Via del Naviglio

Discover this splendid apartment located in a quiet residential area, within a condominium complex of only six units. Thanks to the recent renovation with the 110% bonus, the property boasts high-quality finishes and a modern design.

On the first floor, above the mezzanine, the apartment comprises a welcoming entrance hall, a spacious living room with a corner balcony perfect for enjoying the view of the communal park, and an eat-in kitchen. With three bedrooms-a double, a twin, and a single-there's plenty of room for everyone. The two bathrooms, complete with window and bathtub and shower, offer comfort and convenience. The spacious balconies allow you to enjoy relaxing moments outdoors. Furthermore, the property features built-in wardrobes and a 30 sq m garage, perfect for storing cars and equipment.

The strategic location, convenient to public transport and major infrastructure, makes this apartment not only a place to

live, but also an excellent investment.

Featuring an independent heating system with a condensing boiler and state-of-the-art PVC/double-glazed windows, every detail has been taken care of to ensure maximum comfort.

Don't miss the opportunity to visit this fantastic apartment!

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## Certification

**Energy Class:** B

## Features

|                          |                                |
|--------------------------|--------------------------------|
| Code: 213bb              | Reason: Sale                   |
| Categoria: Apartment     | Address: Via Del Naviglio      |
| Zip Code: 44123          | Municipality: Ferrara          |
| Zona: Quacchio           | Total Square Meters: 103 sq.m. |
| Bedrooms: 3              | Bathrooms: 2                   |
| Rooms: 5                 | State of Preservation: Good    |
| Level: 2                 | Total Floor: 3                 |
| Heating: Heating         | Building Costs: € 70           |
| Balconies: Present       | Garden: Common                 |
| Kitchen: Regular Kitchen | Box: Double                    |
| Tv Antenna               |                                |

## Nearby

|                    |                  |
|--------------------|------------------|
| Gyms               | Spa              |
| Football Fields    | Fitness Centers  |
| Tennis Courts      | Bike Lanes       |
| Playgrounds        | Railway Station  |
| Public Transport   | Kindergarten     |
| Elementary Schools | Schools          |
| High Schools       | Cafe             |
| Post Offices       | Shopping Centers |
| Municipal Offices  |                  |













