

Apartment for sale in Ferrara

San Martino

€ 188.000
Ref. 249bb



103 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

Via Bologna - San Martino

In a recently renovated historic building, located in a quiet and well-maintained residential area, we offer for sale an elegant attic apartment featuring bright rooms, exposed beams, and a splendid open-plan living area.

The property is enhanced by a large shared park, complete with a barbecue area and children's play area, ideal for relaxing outdoors.

The location is strategic, convenient to all the main services and at the same time surrounded by greenery.

□ Property Features

Apartment on the second and top floor

Large open-plan living area with open-plan kitchen and elegant living room/living room

Hallway equipped with spacious wardrobes and laundry room

Generously sized double bedroom with exposed beams that create a warm and refined atmosphere.

Second bedroom, ideal as a bedroom or study

Bathroom with Velux window, suspended sanitary fixtures and quality finishes

Laundry room organized in a dedicated closet, with washing machine, dryer and storage shelves

- Accessories and equipment
- Private garage
- Paved outdoor area with convenient maneuvering area
- Two external parking spaces owned by the property
- Latest generation Velux windows
- Independent heating
- Air conditioning system
- Modern systems and excellent energy efficiency
- Small private open space used as a vegetable garden
- Strengths
- Excellent internal conditions, ready to move into
- Modern, well-distributed and bright spaces
- Ample parking for guests
- Large condominium green area
- A few minutes from San Martino and the main services
- Ideal solution for young couples, families or as an investment

Bozzolani Real Estate Agency
 Via Garibaldi 79/A - 44121 Ferrara
 ☎ 0532 206803
 □ www.bozzolani.it

Certification

Energy Class: D

Features

Code: 249bb	Reason: Sale
Categoria: Apartment	Address: Via Navigazione
Zip Code: 44124	Municipality: Ferrara
Zona: San Martino	Total Square Meters: 103 sq.m.
Bedrooms: 2	Bathrooms: 1
Rooms: 3	State of Preservation: Good
: 2	Level: 2
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Current Status: Vacant at closing
Building Costs: € 70	Garden: Common
Kitchen: Kitchenette	Box: Single
Tv Antenna	Tv SAT
Closet	Air-Conditioned
Telephone System	Wiring
Sanitary Suspended	Shower
Wooden Window Frames	Predisposition for Alarm

Nearby

Gyms	Spa
Football Fields	Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices









