Agenzia Immobiliare Bozzolani srl
Via Giuseppe Garibaldi 79/a - 44121 Ferrara (FE)
0532206803

# for sale in Voghiera
# Gualdo
# € 129.000
## Ref. 285mb




## 137 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5

GUALDO – 137 SQM ON TWO LEVELS, DOUBLE GARAGE AND ATTIC
Family space, versatile living spaces, and the tranquility of a small residential area just a few kilometers from Ferrara. In Gualdo, in the municipality of Voghiera, we offer for sale a spacious two-level home, nestled in a quiet neighborhood with just a few units. An interesting solution for those who want more space than what's normally available in the city, without sacrificing the convenience of reaching Ferrara and the Cona area. The main floor features a spacious living area with a living room and dining room, made particularly welcoming by the pellet fireplace, a separate kitchenette, a double bedroom, a second bedroom, a bathroom, and a balcony that extends along two sides of the home. On the upper level is the attic: a particularly versatile additional space, with a large room that can be used according to your needs as a study, hobby area or accessory space, as well as a second bathroom and practical storage rooms. An important added value is the garage of approximately 29 square meters, large enough to offer space not only for cars, but also for bicycles, equipment and storage. The property also includes access to a shared green area, equipped with a barbecue and pergola: a pleasant space to enjoy in the summer. The home has independent methane heating, hot/cold air conditioning, double-glazed wooden window frames, and a security door.
Why choose it: - 137 sq m of commercial space - large living area with pellet fireplace - 2 bedrooms - attic with large versatile space - 2 bathrooms - balcony on two sides - garage of approximately 29 m2 - shared green area with barbecue

and pergola - independent heating - air conditioning - wooden window frames with double glazing - quiet context of few units - energy class F A home designed for those seeking extra square footage, functionality, and space, in a quieter setting than the city. Asking price: €129,000 Contact us for more information or to arrange a visit. Bozzolani Real Estate Agency Via Giuseppe Garibaldi, 79/a, 44121, Ferrara (FE) 0532 206803 | 351 7982967 www.bozzolani.it
Some media may have been generated and/or modified using artificial intelligence.

## Certification

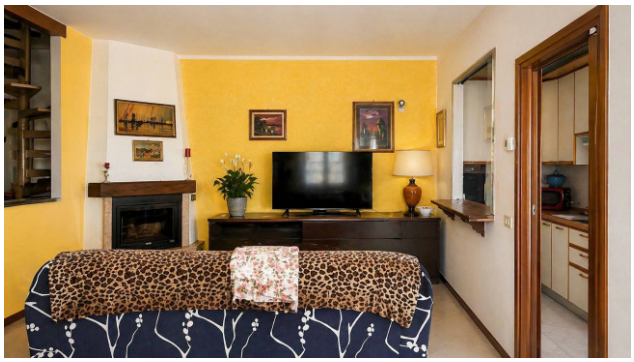
| | |
|---|---|
| **Energy Class**: F | **EPglnr**: 171.14 kwh/□ |

## Features

| | |
|---|---|
| Code: 285mb | Reason: Sale |
| Address: Via Fratelli Navarra | Zip Code: 44019 |
| Municipality: Voghiera | Zona: Gualdo |
| Total Square Meters: 137 sq.m. | Bedrooms: 2 |
| Bathrooms: 2 | Rooms: 5 |
| State of Preservation: Good | Level: On two-levels |
| Total Floor: 2 | Heating: Heating |
| Age Construction: 1990 | Current Status: Currently Rented |
| Balconies: Present | Garden: Common |
| Kitchen: Kitchenette | Box: Double |
| Tv Antenna | Closet |
| Fireplace | Air-Conditioned |
| Telephone System | Wiring |
| Shower | Wooden Window Frames |
| Shutters | |

## Nearby

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

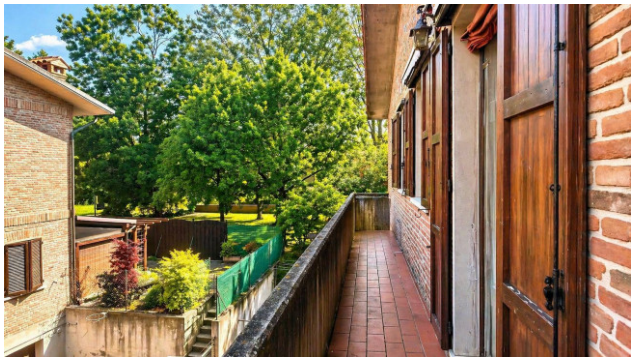
















**Agenzia Immobiliare Bozzolani srl**
Via Giuseppe Garibaldi 79/a - Ferrara (FE) - 0532206803
info@bozzolani.it - https://www.bozzolani.it/en
VAT 02073180388

















**Agenzia Immobiliare Bozzolani srl**
Via Giuseppe Garibaldi 79/a - Ferrara (FE) - 0532206803
info@bozzolani.it - https://www.bozzolani.it/en
VAT 02073180388

















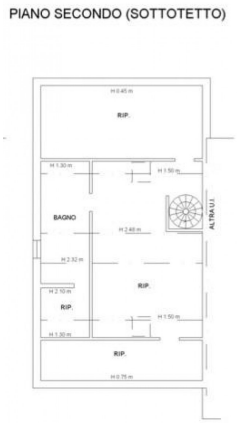





**Agenzia Immobiliare Bozzolani srl**
Via Giuseppe Garibaldi 79/a - Ferrara (FE) - 0532206803
info@bozzolani.it - https://www.bozzolani.it/en
VAT 02073180388









**Agenzia Immobiliare Bozzolani srl**
Via Giuseppe Garibaldi 79/a - Ferrara (FE) - 0532206803
info@bozzolani.it - https://www.bozzolani.it/en
VAT 02073180388