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

Apartment for sale in Ferrara
Stazione
€ 70.000
Ref. 274mb



45 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 1

PROPERTY UNDER NEGOTIATION Studio apartment with parking space — Viale Cesare Battisti, station area We offer for sale a bright studio apartment located on the second floor of a building with an elevator on Viale Cesare Battisti, in the central area of Ferrara's train station. The property is currently rented and represents an investment opportunity with immediate income: the monthly rent is €400 for the apartment, plus €50 for the parking space, for a total of €450 per month already guaranteed. The apartment is arranged in a single, spacious and functional space, where the sleeping and living areas harmoniously coexist. It also includes a separate kitchenette and bathroom. The outdoor balcony provides natural light and a pleasant view of the neighborhood. The basement level includes a parking space suitable for a small car, which is also rented. This studio apartment in Ferrara is designed for those seeking a secure real estate investment, with guaranteed income from day one. The active lease eliminates any post-purchase vacancy. The building's recent renovation—facade, balconies, and roof—reduces the risk of extraordinary expenses in the coming years, while the upcoming elevator upgrade will further increase the value of the entire building. The property's versatility—suitable for university students, commuters, and professionals—makes it attractive to a wide range of potential tenants, ensuring long-term income continuity.

Certification

Energy Class: G

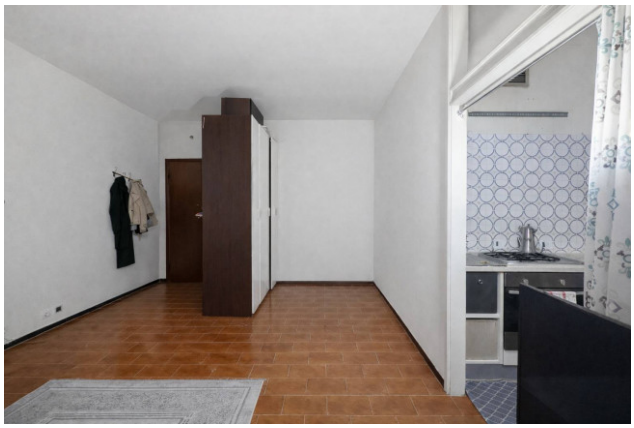
Features

Code: 274mb	Reason: Sale
Categoria: Apartment	Address: Viale Cesare Battisti
Zip Code: 44122	Municipality: Ferrara
Zona: Stazione	Total Square Meters: 45 sq.m.
Bedrooms: 1	Bathrooms: 1
Rooms: 1	State of Preservation: Be Restored
: 1	Level: 2
Total Floor: 6	Heating: Heating
Parking: Carport	Lift: Yes
Age Construction: 1960	Current Status: Vacant at closing
Building Costs: € 130	Balconies: Present, 6 sq.m.
Kitchen: Kitchenette	Aluminum Frames
Shutters	

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	





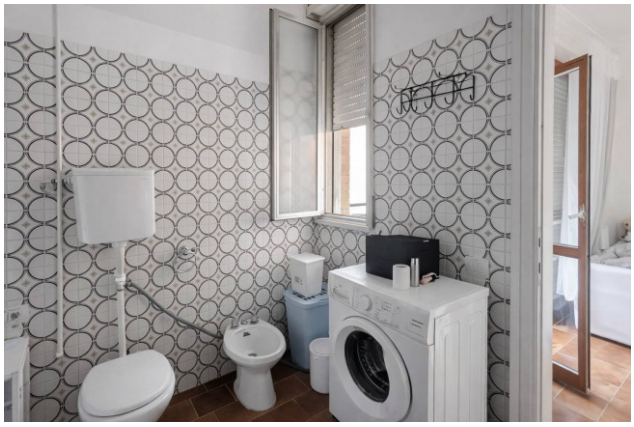






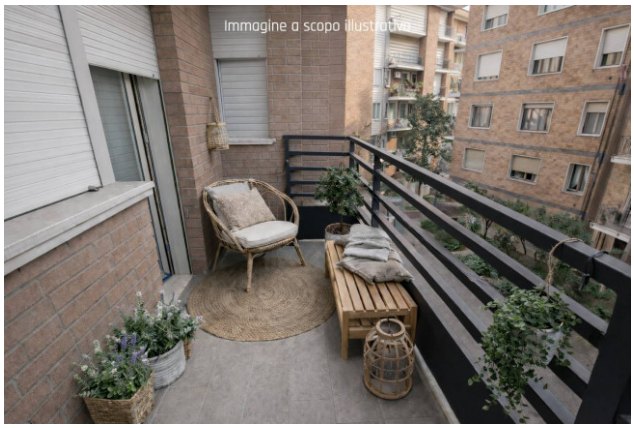


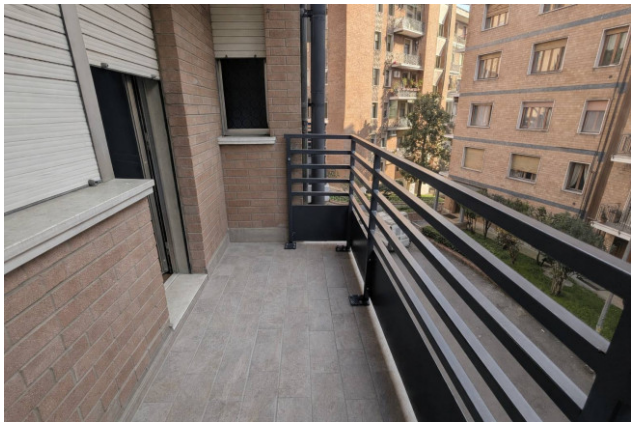


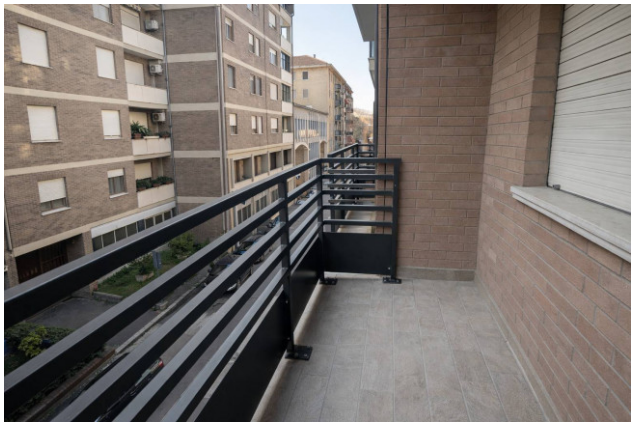


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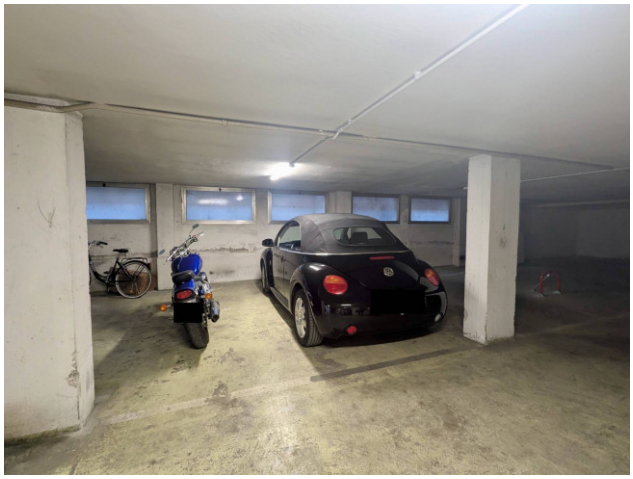




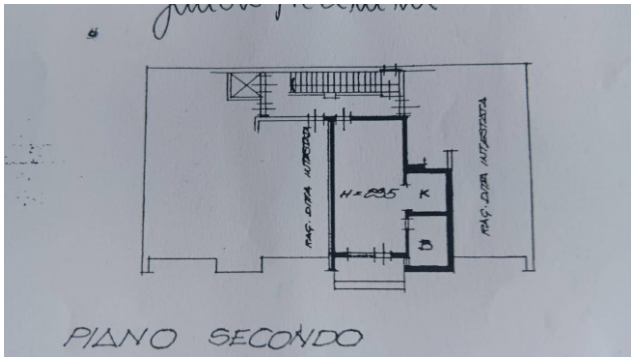




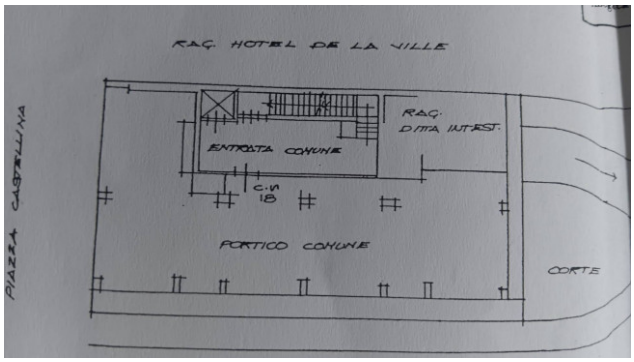








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