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

for sale in Ferrara
Via Bologna
€ 250.000
Ref. 105ja



160 sq.m. | Bathrooms: 2 | Bedrooms: 6 | Rooms: 7

VIA BOLOGNA – INCOME-PRODUCING PROPERTY WITH TWO REAL ESTATE UNITS AND GARDEN
On Via Bologna, just outside the city center, near Chiesuol de Fosso and Via San Martina, we offer for sale a property currently generating income, comprising two units with independent entrances and particularly versatile spaces.

On the ground floor is a unit registered as category C/3, currently used for a business. It comprises a private garden, entrance to the reception area, a waiting room, three bedrooms, a bathroom with anteroom, and a storage room. Additional entrances are located at the rear, which also connect to the unit above.
On the first floor, with an independent entrance, there is a unit in cadastral category A/10 (office), consisting of three large rooms, a bathroom, a closet and a terrace.

The garden represents an additional value and, depending on the needs and urban planning possibilities, can also be used for car parking.

The unique layout makes the property attractive for a variety of purposes: it can be maintained as an investment, used for a business on the ground floor and converted into a living space on the upper floor, or it could be considered for a complete residential conversion, creating a fully-fledged independent portion of a house with a garden, with a change of use.

Ideal solution for professionals, businesses, investors, or anyone looking to combine home and work in a single property, in an easily accessible location with excellent connections to the city center.
Book your visit now!

Bozzolani Real Estate Agency
www.bozzolani.it
0532 206803
Via Garibaldi 79/a 44121 Ferrara

Certification

Energy Class: G

Features

Code: 105ja	Reason: Sale
Address: Via Bologna	Zip Code: 44124
Municipality: Ferrara	Zona: Via Bologna
Total Square Meters: 160 sq.m.	Bedrooms: 6
Bathrooms: 2	Rooms: 7
State of Preservation: Restored	Level: Ground Floor
Total Floor: 2	Heating: Heating
Age Construction: 2011	Current Status: Vacant at closing
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Terrace : 10 □
Closet	Air-Conditioned
Wiring	Shower

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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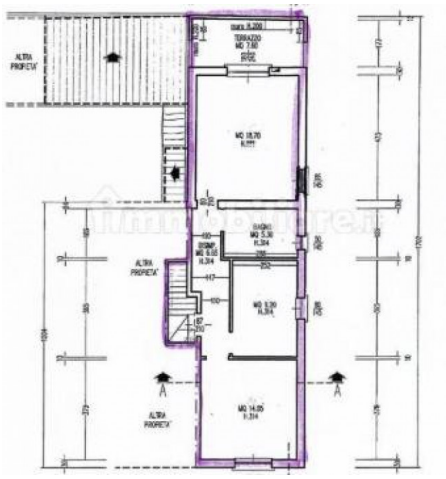


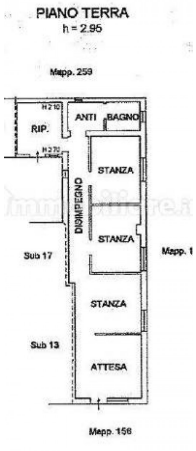


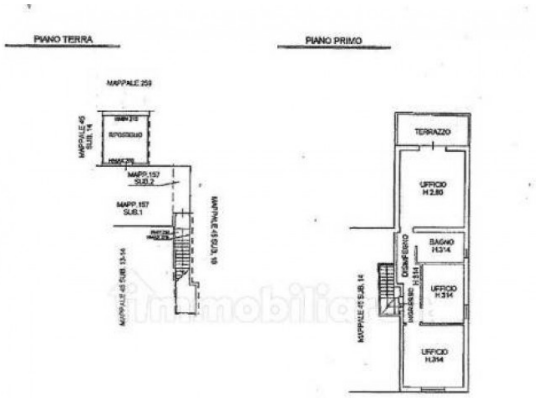

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