

## Apartment for sale in Ferrara

### Centro storico

**€ 125.000**  
**Ref. 115bb**



**53 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2**

VIA ERCOLE DE ROBERTI - HISTORIC CENTER - BRIGHT TWO-ROOM APARTMENT WITH ROOFTOP VIEWS

In the heart of Ferrara's historic center, on Via Ercole De Roberti, in a prime location between the Estense Castle and Palazzo dei Diamanti, we offer for sale a characteristic and bright two-room apartment on the third and top floor, without a lift, of a typical Ferrarese keep.

The apartment enjoys a splendid view over the rooftops of the historic center and a particularly quiet and private atmosphere, despite being just a few steps from shops, services, public transport, and the city's main attractions.

The home comprises an entrance hall leading to a furnished hallway, a large living room with a fireplace and kitchenette, a double bedroom, and a bathroom. A bicycle storage room is also available.

The property features air conditioning, a security door, and double-glazed wooden window frames. Low condominium fees. An ideal solution both as a primary residence, for those wishing to live amid the charm of the historic center in a secluded and unique setting, and as a real estate investment, thanks to its typology, central location, and excellent rental potential. Available immediately.

Bozzolani Real Estate Agency - Ferrara  
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## Certification

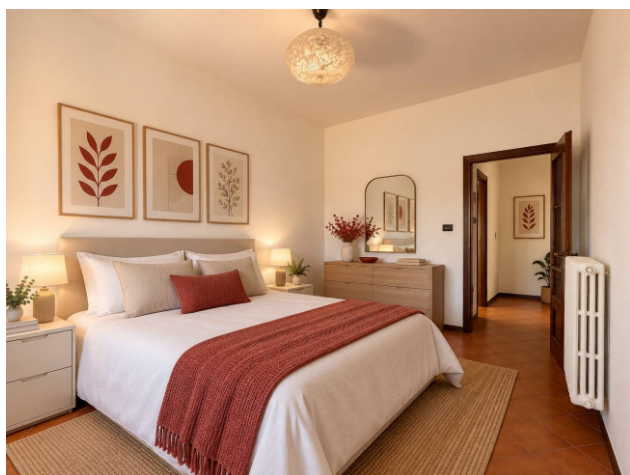
**Energy Class:** G

## Features

|                      |                                   |
|----------------------|-----------------------------------|
| Code: 115bb          | Reason: Sale                      |
| Categoria: Apartment | Address: Via Ercole de Roberti    |
| Zip Code: 44121      | Municipality: Ferrara             |
| Zona: Centro storico | Total Square Meters: 53 sq.m.     |
| Bedrooms: 1          | Bathrooms: 1                      |
| Rooms: 2             | State of Preservation: Good       |
| Level: 3             | Total Floor: 3                    |
| Heating: Heating     | Current Status: Vacant at closing |
| Building Costs: € 30 | Garden: Common                    |
| Kitchen: Kitchenette | Tv Antenna                        |
| Tv SAT               | Closet                            |
| Air-Conditioned      | Telephone System                  |
| Wiring               | Shower                            |
| Wooden Window 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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