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

Apartment for sale in Ferrara
Centro storico
€ 410.000
Ref. 15ja



126 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

Via dei Baluardi – Elegant renovated apartment with a large terrace overlooking the historic walls.
In the heart of the historic center, near Piazza Travaglio, this elegant apartment is located in a characteristic building with only three residential units, subject to historical and artistic restrictions and completely renovated in 2021.
The property, located on the second floor and arranged over two levels, comprises an entrance hallway, a bright living room with open-plan kitchen, two bedrooms, and a bathroom with a window and shower. Upstairs, there's a second bathroom/laundry room and a splendid terrace of approximately 25 square meters, ideal for spending pleasant moments outdoors in complete tranquility.
Interesting opportunity to create an additional room of approximately 13 m2, to be used as a study or third bedroom, maintaining an open terrace of approximately 8 m2.
The fully renovated apartment enjoys double exposure and is equipped with air conditioning. You can keep the existing furnishings and store your bicycles at the entrance to the building. Convenient parking is available nearby.
Exclusive location in the heart of the historic center, with delightful views of the greenery and direct access to the city walls. A particularly charming property, ideal for those who want to live centrally without sacrificing tranquility and the opportunity to enjoy a private outdoor space.

APE in the process of being released.

Certification

Energy Class: E

Features

Code: 15ja	Reason: Sale
Categoria: Apartment	Address: VIA DEI BALUARDI
Zip Code: 44121	Municipality: Ferrara
Zona: Centro storico	Total Square Meters: 126 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 4	State of Preservation: Restored
Level: 2	Total Floor: 3
Heating: Heating	Age Construction: 2021
Current Status: Vacant at closing	Terrace: Present, 25 sq.m.
Kitchen: Exposed Kitchen	Terrace : 25 □
Air-Conditioned	Sanitary Suspended
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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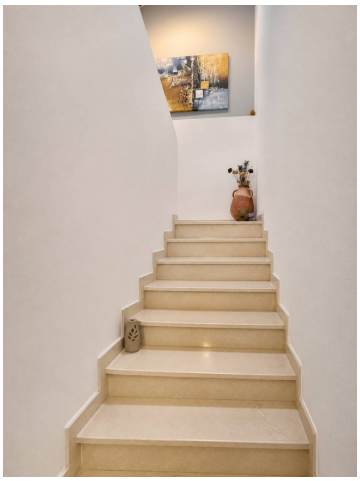








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