

Verona

Your home + immediate income: two apartments in Ponte Crencano, Verona

Property ID: IT254151981



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PURCHASE PRICE: 585.000 EUR • LIVING SPACE: ca. 220 m² • ROOMS: 7

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At a glance

Property ID	IT254151981
Living Space	ca. 220 m²
Floor	4
Rooms	7
Bedrooms	3
Bathrooms	2
Year of construction	1964

Purchase Price	585.000 EUR
Commission	Subject to commission
Total Space	ca. 240 m²
Equipment	Terrace

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Energy Data

Energy Source	Remote
Energy certificate valid until	27.05.2034
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	97.77 kWh/m²a
Energy efficiency class	B
Year of construction according to energy certificate	1964

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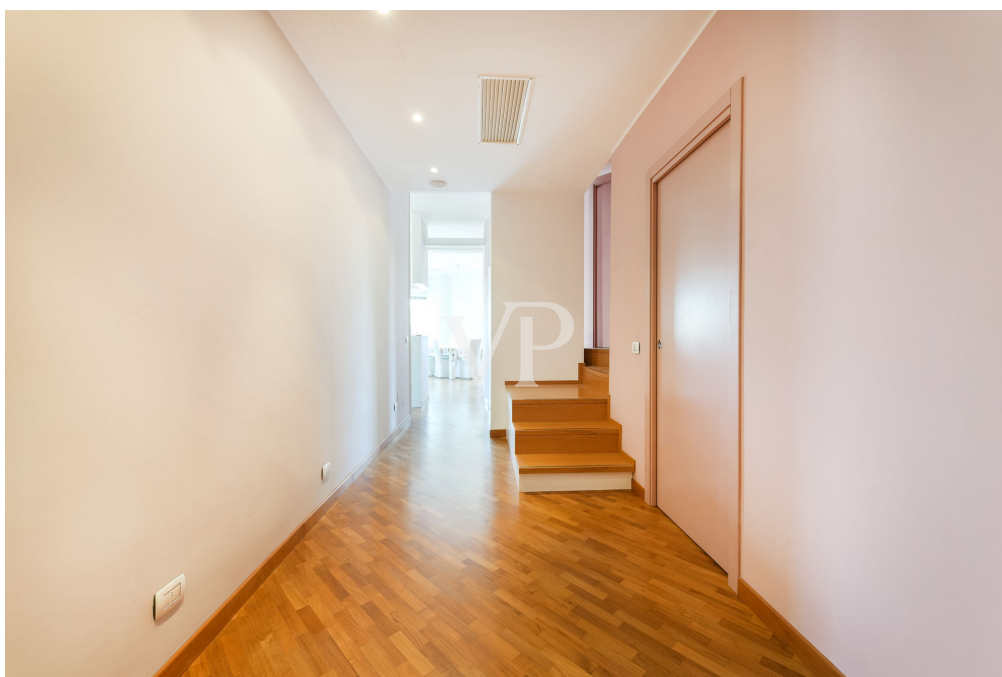
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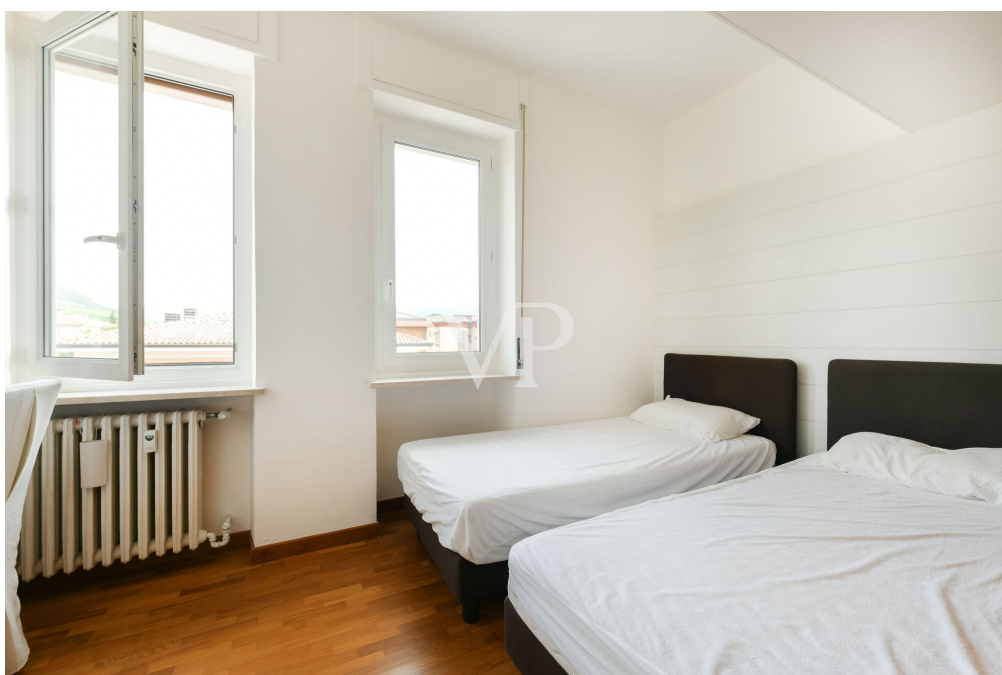
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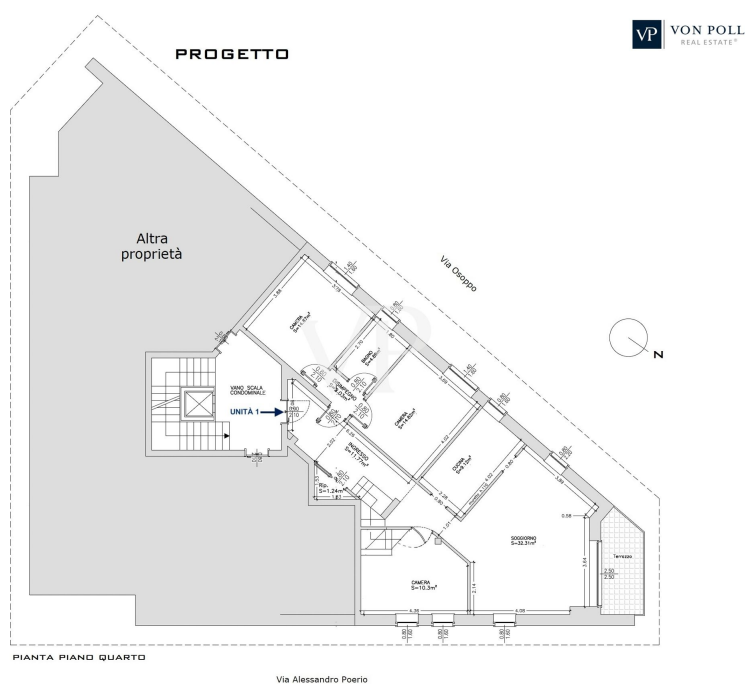
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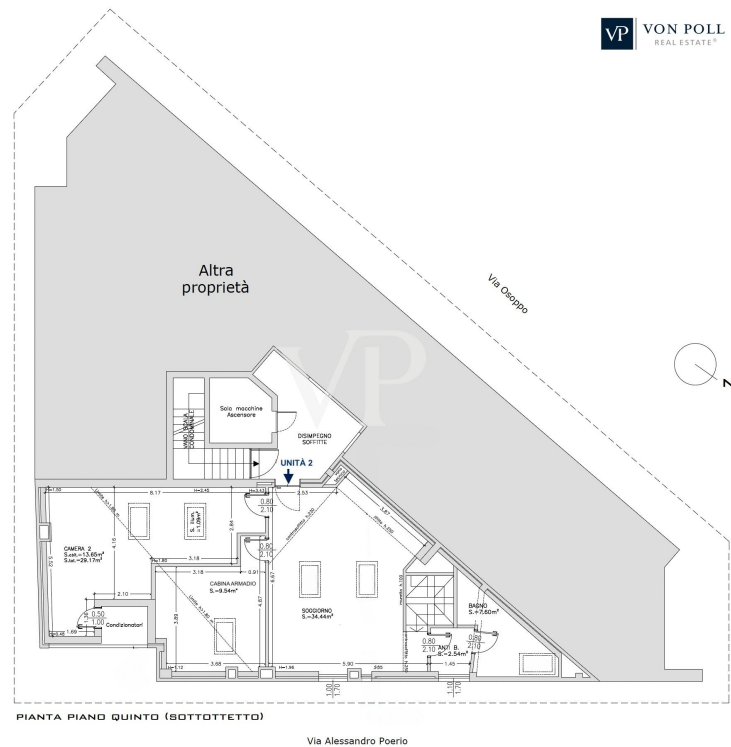
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Floor plans





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A first impression

In a residential area, quiet and well served, a few minutes from the historic center and the green hills of Avesa and Quinzano, we offer for sale two independent apartments located on two consecutive levels (fourth and fifth floor - last), with a total area of about 240 square meters commercial. Currently both are rented, representing a solution for immediate income, but also a perfect opportunity for those who want to customize the use of space. Extremely versatile solution, ideal for: 1. Investors interested in an already active double rental income 2. Those who wish to live in one of the two apartments, leaving the other for income 3. Those looking for a unique residence on two levels, connectable by existing internal staircase, as it was originally. Unit 1 - Fourth-floor apartment with panoramic terrace The apartment opens onto a convenient entrance hall leading to a large open-plan living area (approx. 42 sqm), consisting of: - Modern open kitchen - Dining room with large convivial table - Cozy and bright living area - Direct access to the livable terrace, with open views and excellent exposure Sleeping area: - Two generously sized double bedrooms - Single bedroom - Windowed bathroom with shower - Utility room Unit 2 - Penthouse attic apartment on the fifth and last floor Beautiful apartment furnished with care, ideal for living in a cozy but elegant environment: - Open plan living area (about 35 sqm), with open kitchen, living area and central fireplace - Windows and velux give great brightness and an open view - Master bedroom - Attic room for wardrobe use - Windowed bathroom with shower and ante-bathroom Two attics complete the property, providing additional service space and practicality. Equipment and technical features: - Complete renovation (2009) - Air conditioning: ducted on the fourth floor, split on the fifth - Thermal break windows and doors, motorized velux - Roof thermal insulation and suspended ceilings - Electrical and plumbing systems redone - Boiler recent Carport included in the price Possible extra garage 100 meters away

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Contact partner

For further information, please contact your contact person:

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