

Trani - Apulien

# Charming and historic Laghezza palace

Property ID: IT252942361



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 1.350.000 EUR • ROOMS: 30**

**Property ID: IT252942361 - 76125 Trani - Apulien**

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## At a glance

<b>Property ID</b>	<b>IT252942361</b>	<b>Purchase Price</b>	<b>1.350.000 EUR</b>
<b>Rooms</b>	<b>30</b>	<b>Commission</b>	<b>Subject to commission</b>
<b>Bedrooms</b>	<b>20</b>	<b>Total Space</b>	<b>ca. 1.616 m<sup>2</sup></b>
<b>Bathrooms</b>	<b>12</b>	<b>Usable Space</b>	<b>ca. 1.616 m<sup>2</sup></b>
<b>Year of construction</b>	<b>1700</b>		

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	202.03 kWh/m <sup>2</sup> a
Energy certificate valid until	02.09.2028	Energy efficiency class	E
Power Source	Gas	Year of construction according to energy certificate	1700

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## The property



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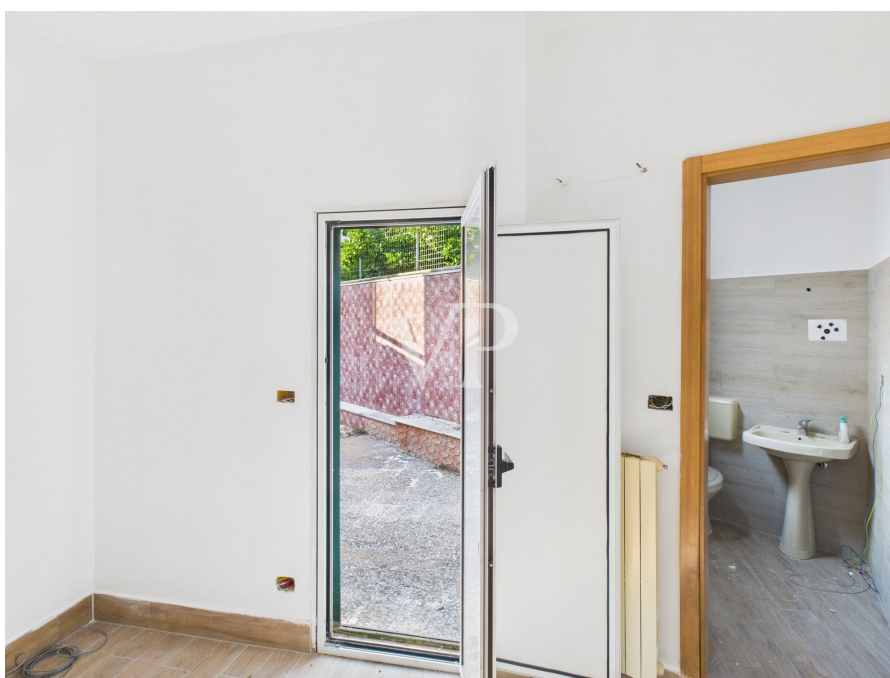
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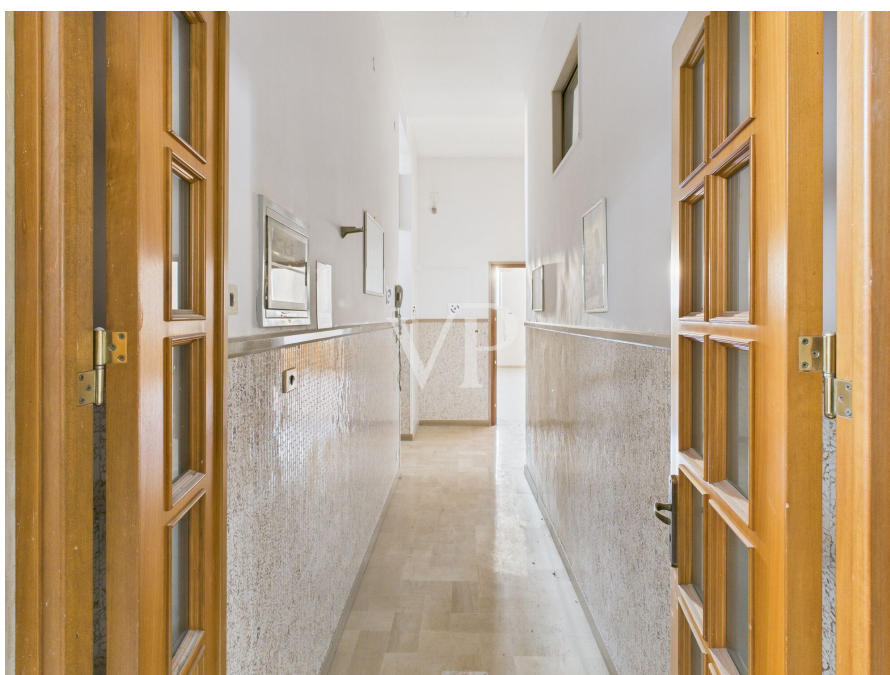
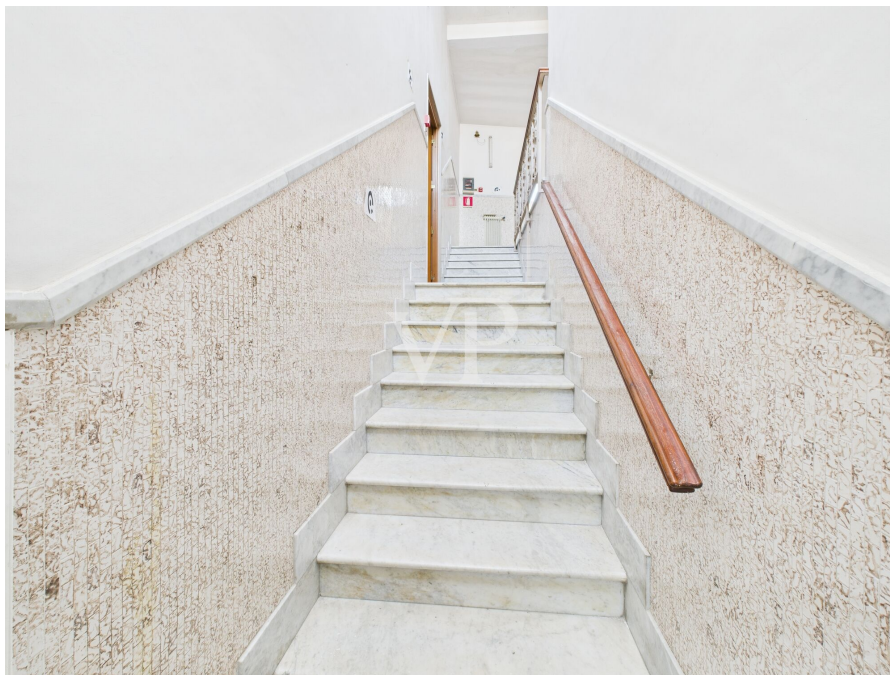
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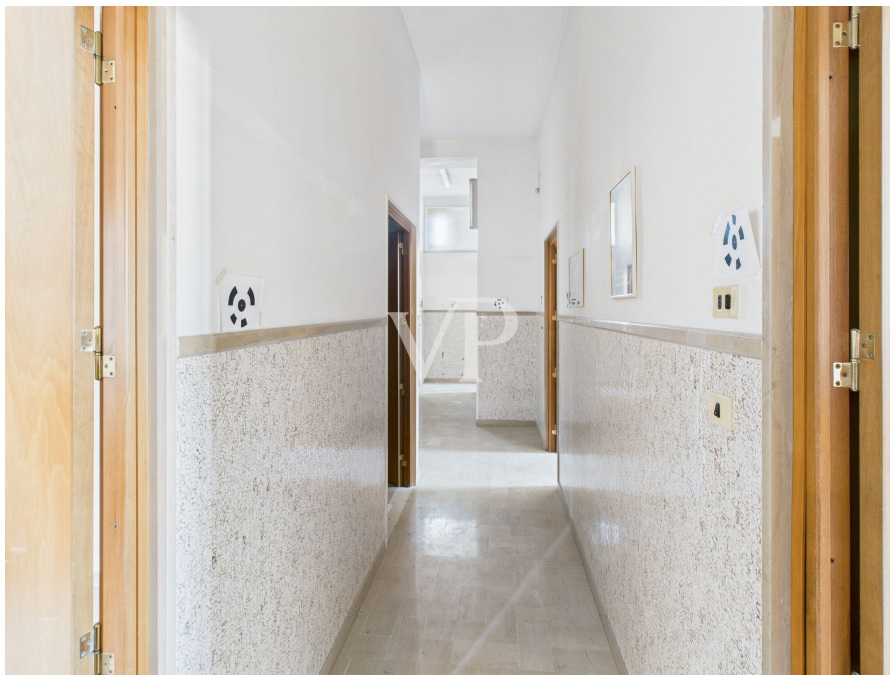
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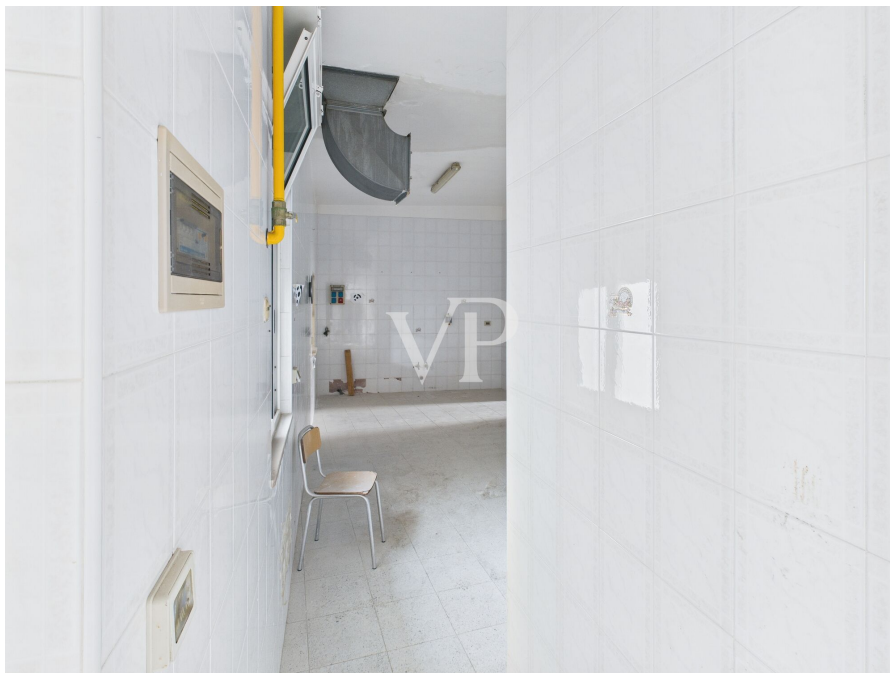
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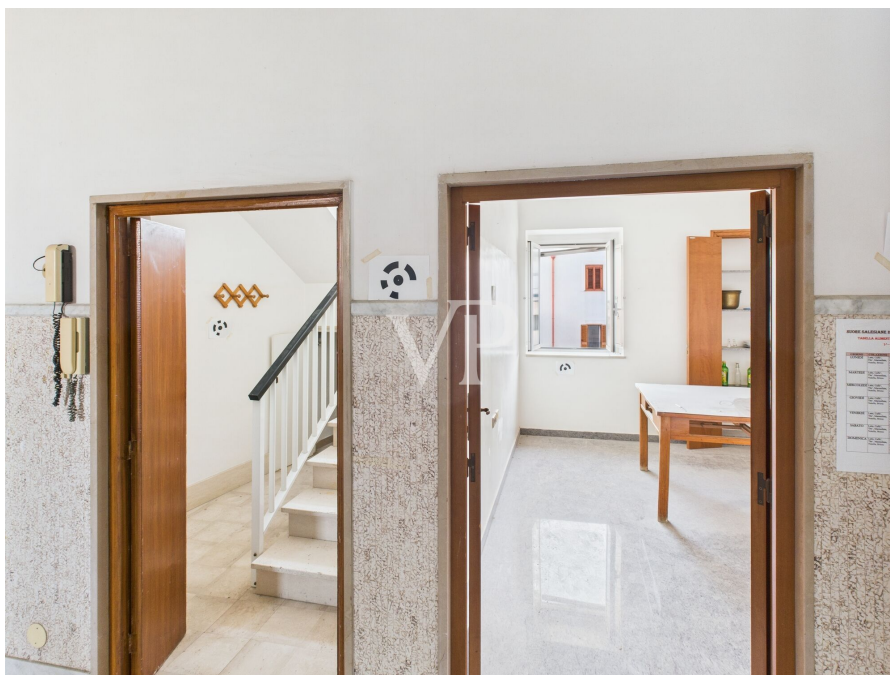
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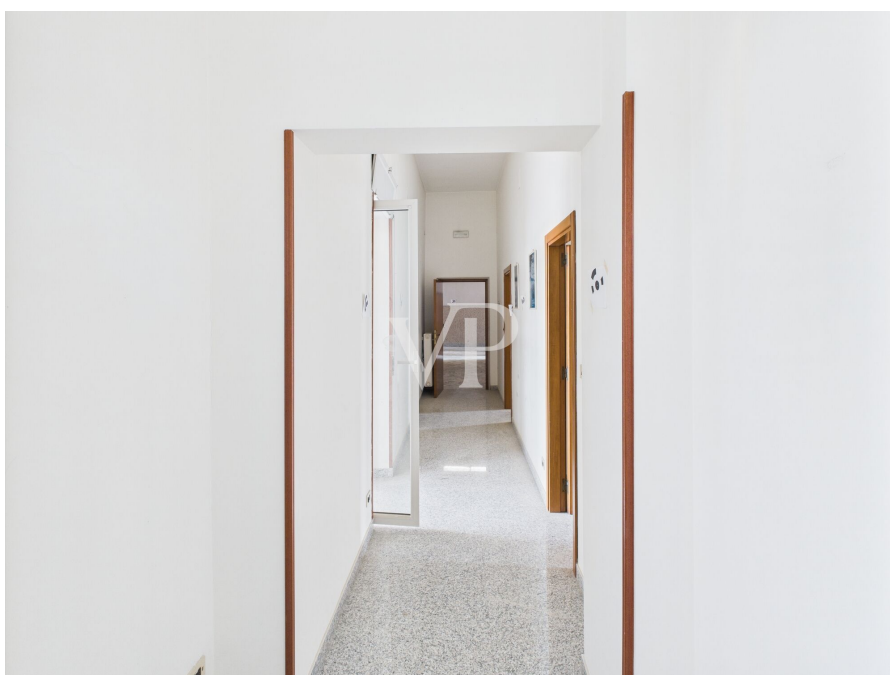
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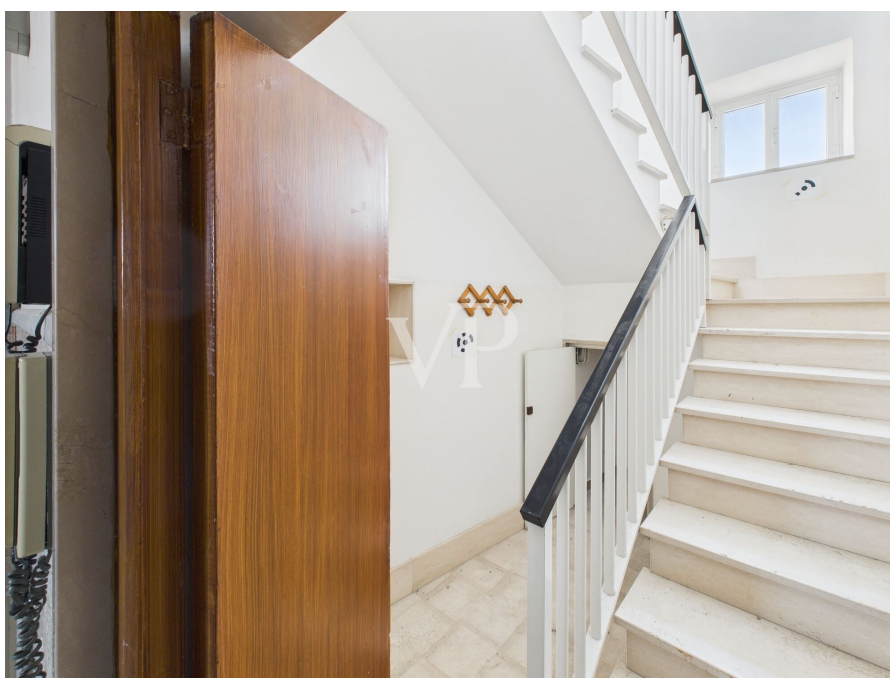
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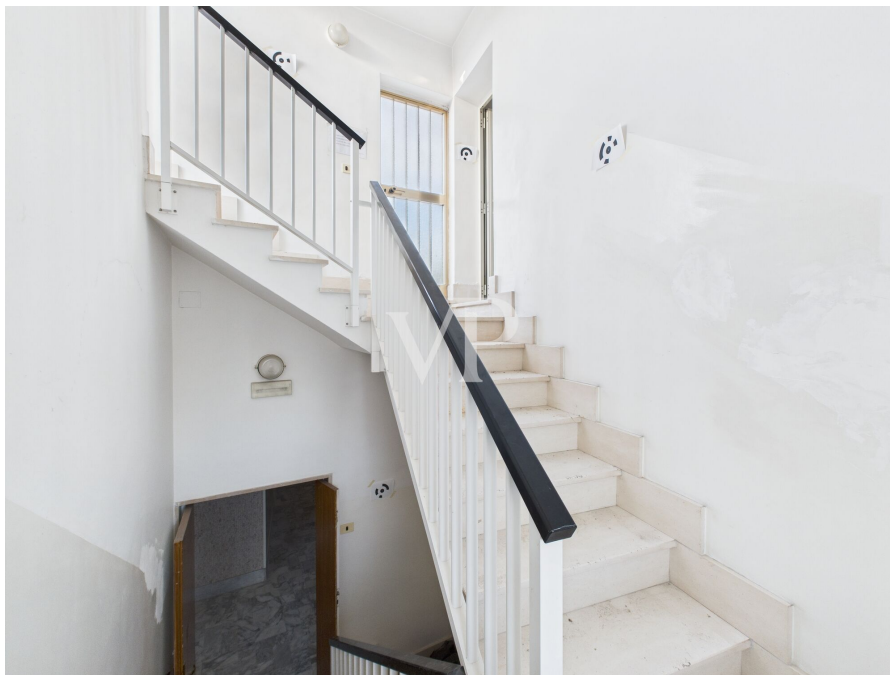
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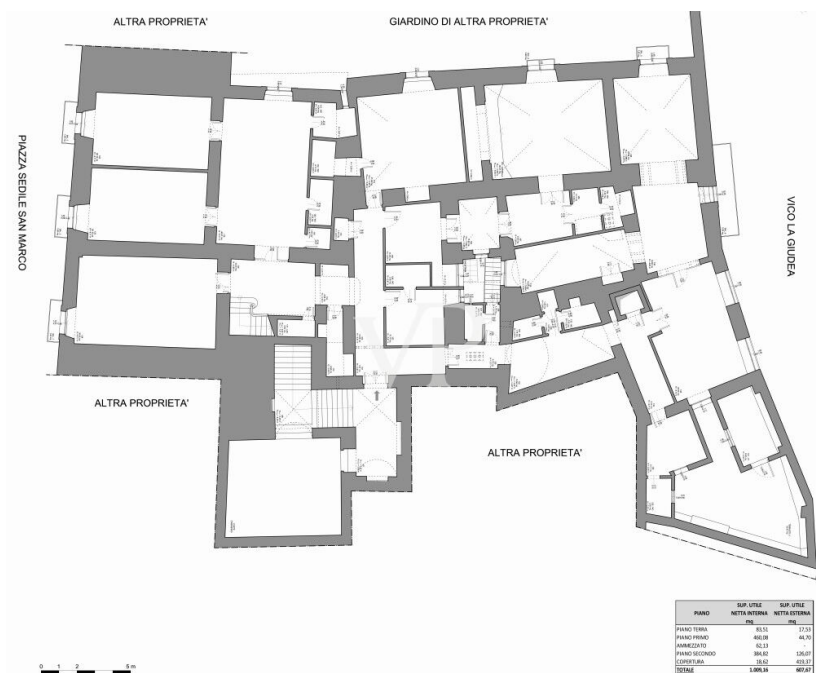
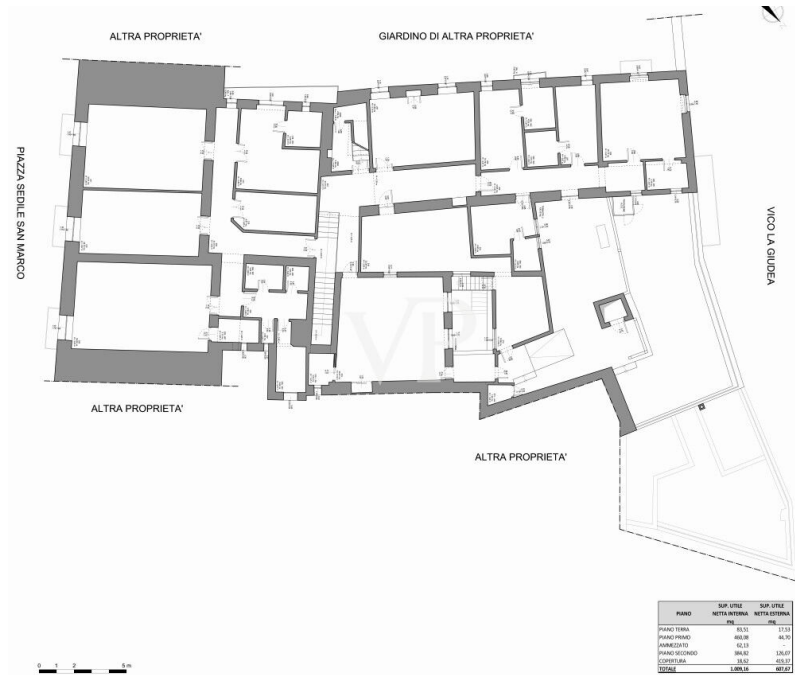
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PIANO	SUP. UTILE	SUP. UTILE
	NETTA INTERNA	NETTA ESTERNA
	mq	mq
PIANO TERRA	83,51	17,53
PIANO PRIMO	460,08	44,70
AMMEZZATO	62,13	-
PIANO SECONDO	384,82	126,07
COPERTURA	18,62	419,37
<b>TOTALE</b>	<b>1.009,16</b>	<b>607,67</b>

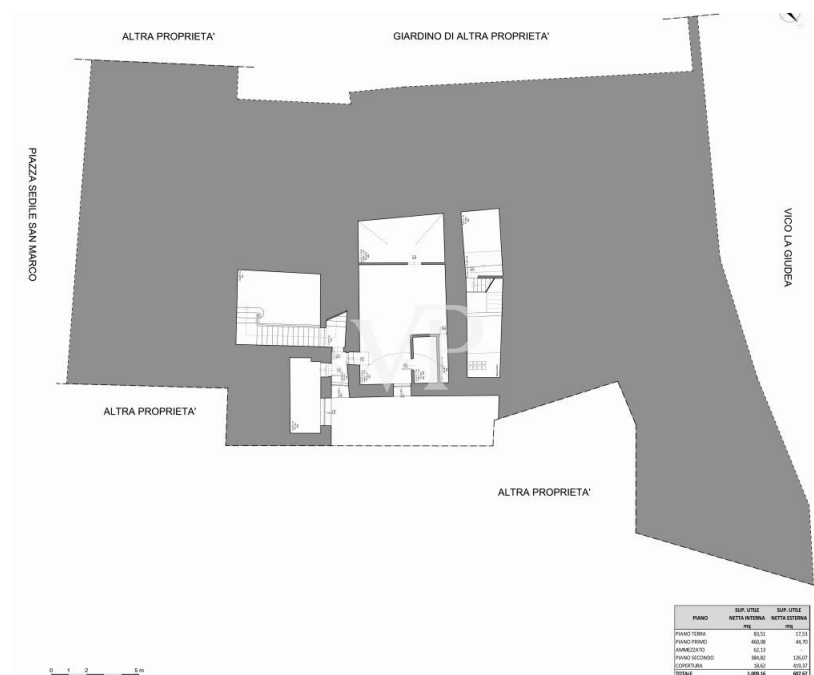
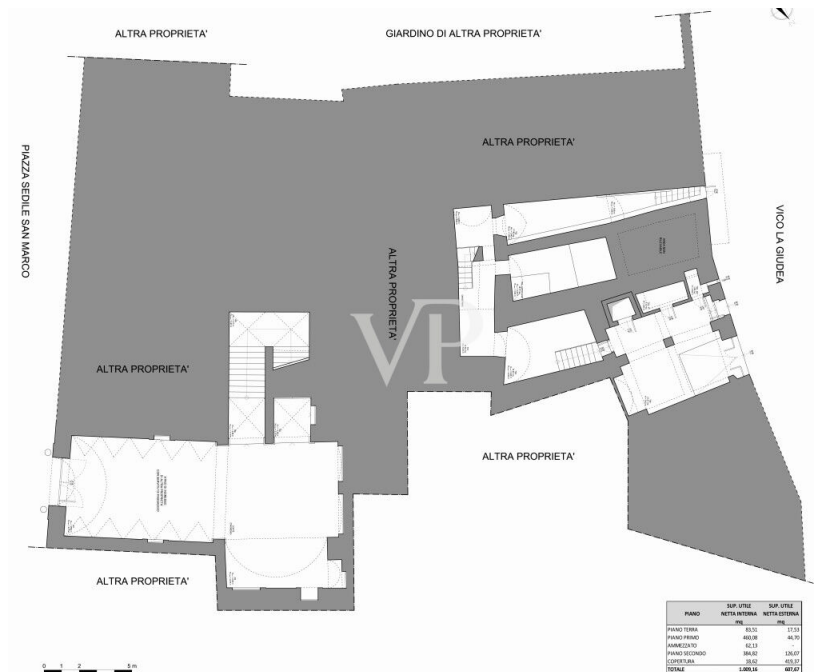
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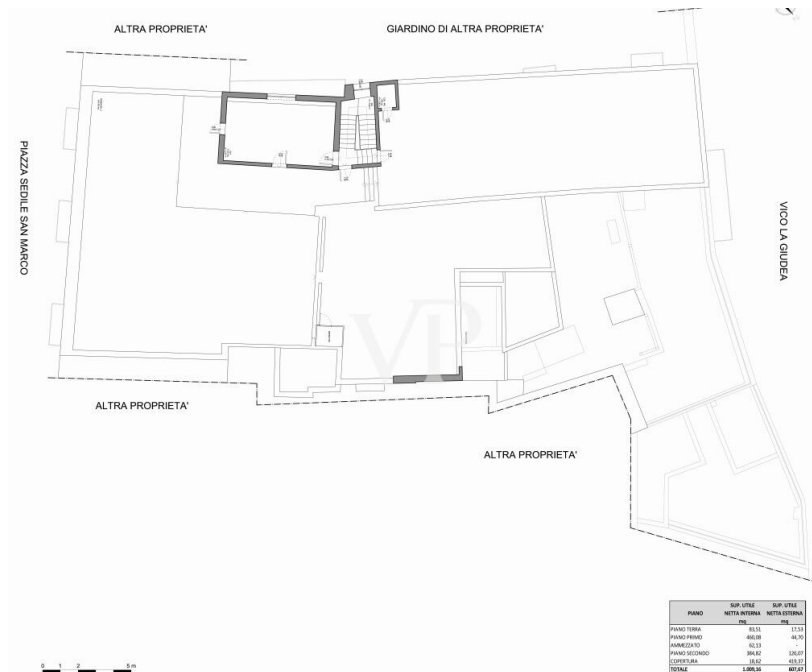
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## **A first impression**

We offer for sale a historic 1700s townhouse, located in an old neighborhood of Trani, centrally located and facing the sea.

This is the historic "Palazzo Laghezza," formerly owned by a congregation of Salesian nuns and formerly used as an orphanage. The property still retains its original layout, with spacious rooms and internal divisions typical of the period.

The current ownership has already started the paperwork for a change of use, paving the way for new possibilities of use.

The building, of great historical charm, is striking for the elegance of the facade and the interiors with vaulted ceilings. The spaces need cleaning and light renovation, but offer enormous potential.

Due to its location and architectural features, the property lends itself perfectly to be converted into a hotel, accommodation facility or charming B&B.

The property is spread over 5 levels (ground, first, second, and third floors) and is completed with a large habitable terrace of 419.37 m<sup>2</sup>, with breathtaking views.

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## **Details of amenities**

**The real estate unit is already equipped with an internal heating system, but it is currently not connected to the energy distribution network or fuel tanks, thus resulting in no supply. This allows the future buyer to choose the most suitable energy solution (grid connection, installation of tanks, renewable energy systems, etc.).**

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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