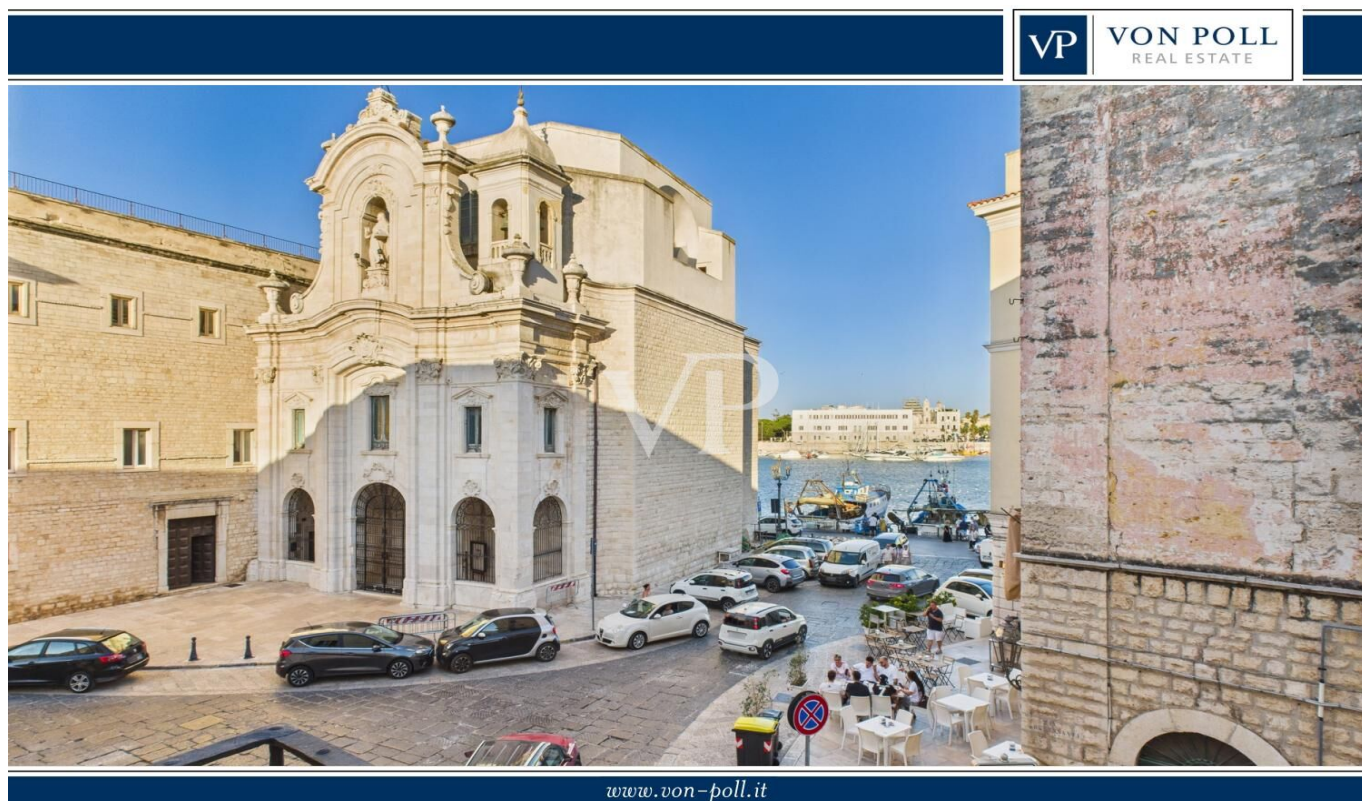


Trani – Apulien

## 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

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- Contact partner

Property ID: IT252942361 - 76125 Trani – Apulien

## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252942361 |
| Rooms                | 30          |
| Bedrooms             | 20          |
| Bathrooms            | 12          |
| Year of construction | 1700        |

|                |                          |
|----------------|--------------------------|
| Purchase Price | 1.350.000 EUR            |
| Commission     | Subject to commission    |
| Total Space    | ca. 1.616 m <sup>2</sup> |
| Usable Space   | ca. 1.616 m <sup>2</sup> |

Property ID: IT252942361 - 76125 Trani – Apulien

## Energy Data

|                                |                              |                                                      |                           |
|--------------------------------|------------------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Single-storey heating system | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Gas                          | Final Energy Demand                                  | 202.03 kWh/m²a            |
| Energy certificate valid until | 02.09.2028                   | Energy efficiency class                              | E                         |
| Power Source                   | Gas                          | Year of construction according to energy certificate | 1700                      |



Property ID: IT252942361 - 76125 Trani – Apulien

## The property



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## The property





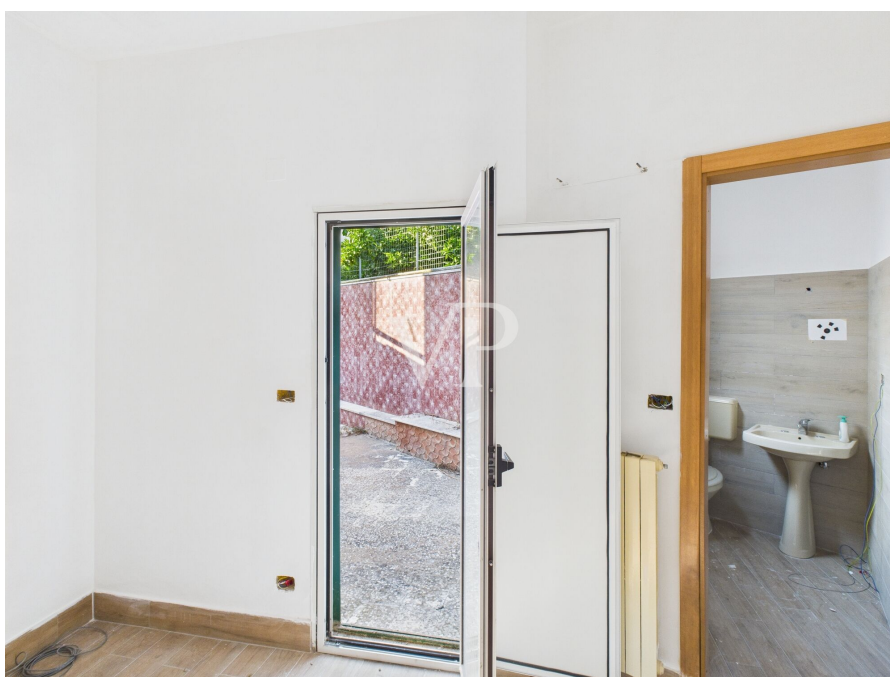
Property ID: IT252942361 - 76125 Trani – Apulien

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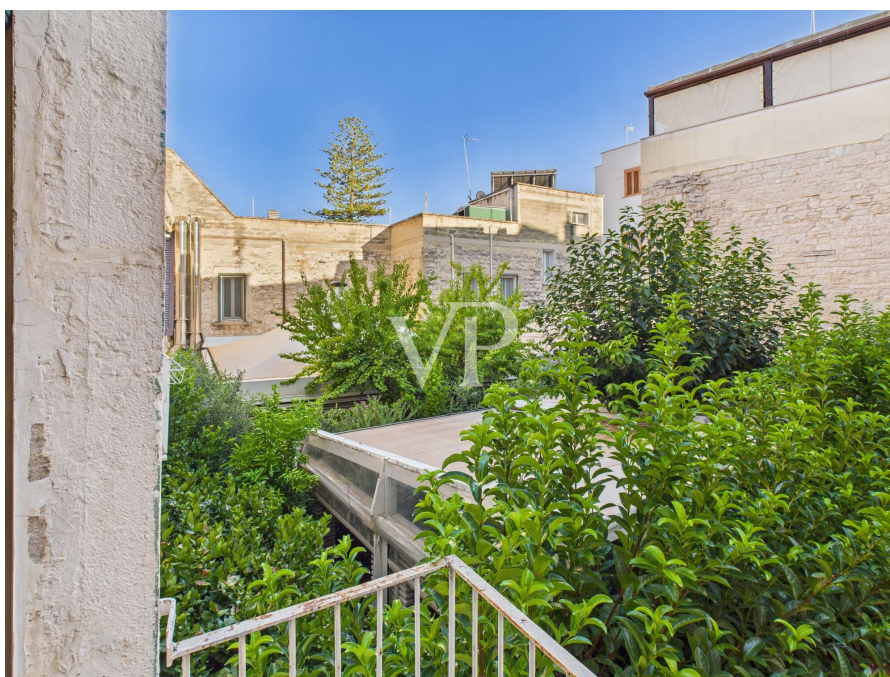
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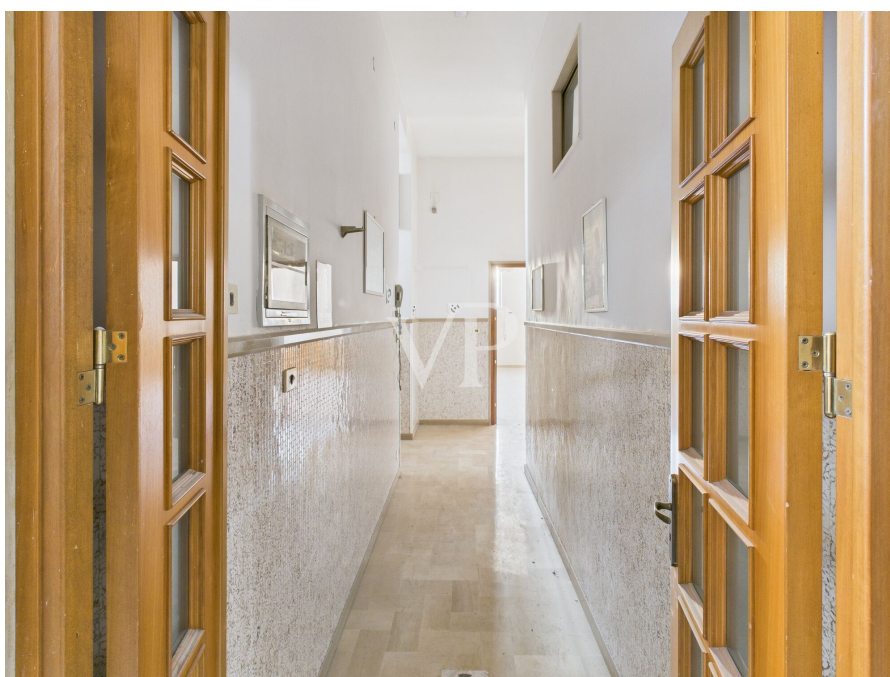
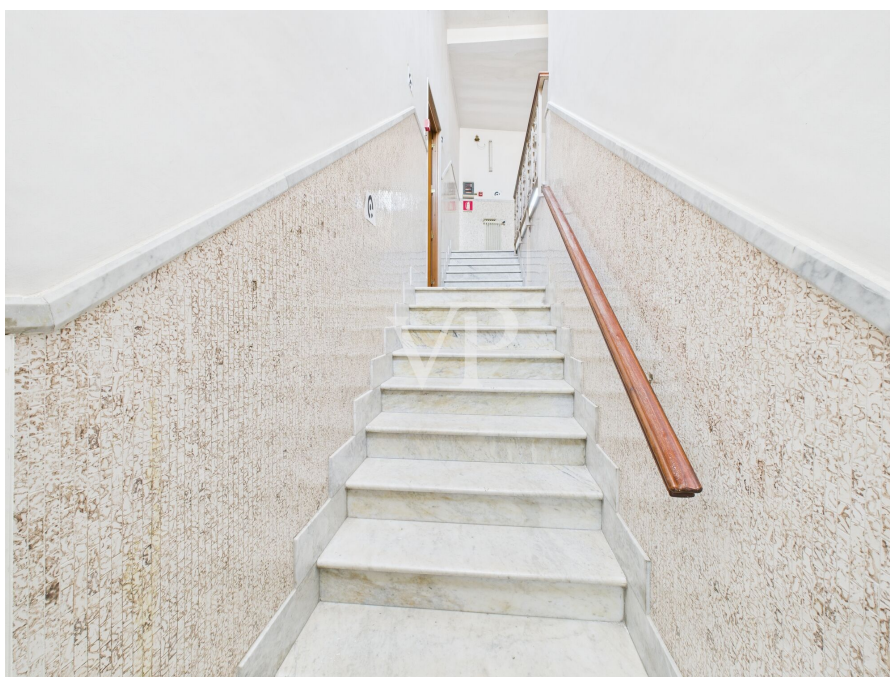
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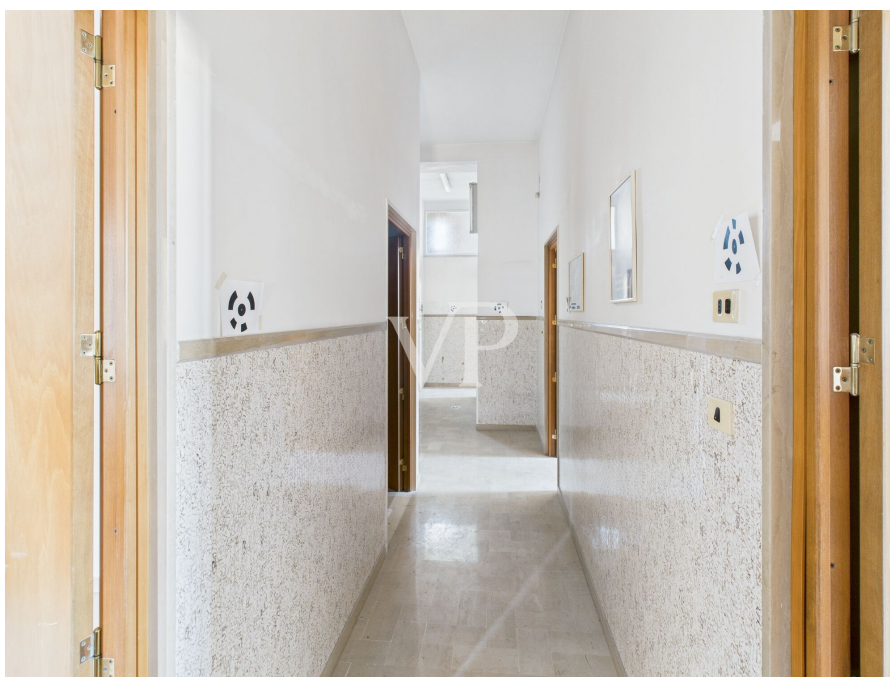
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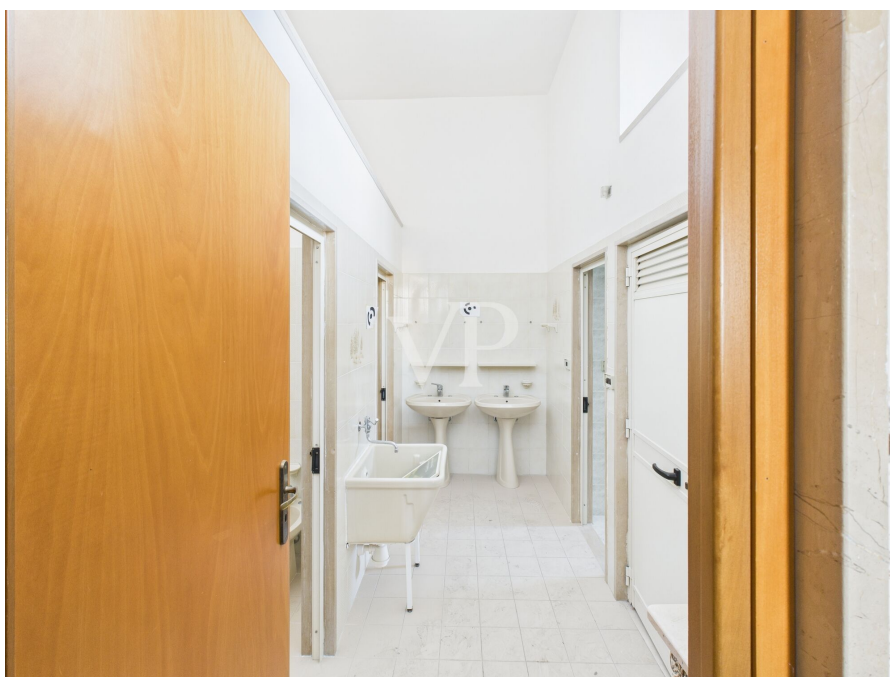
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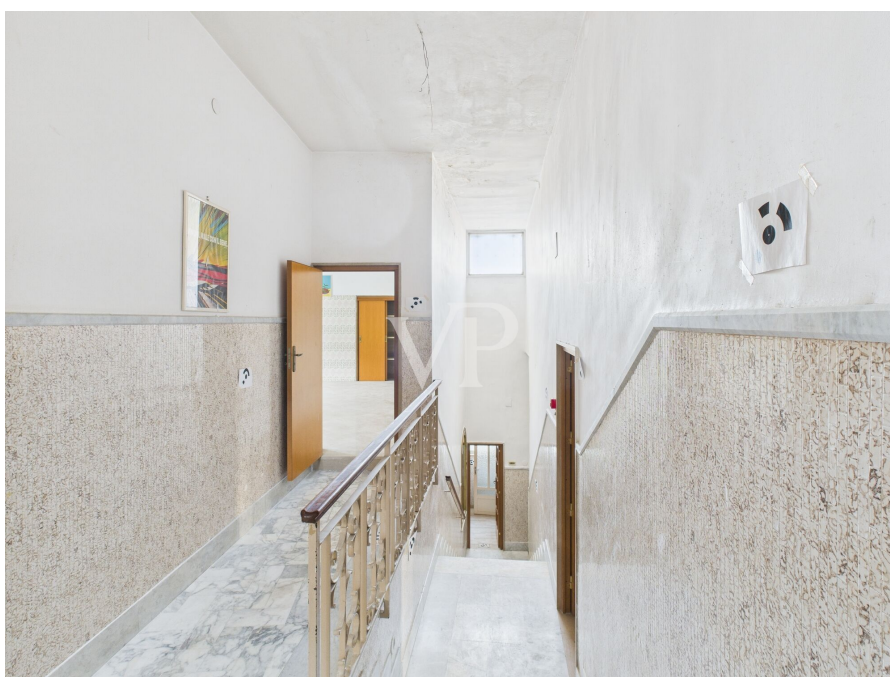
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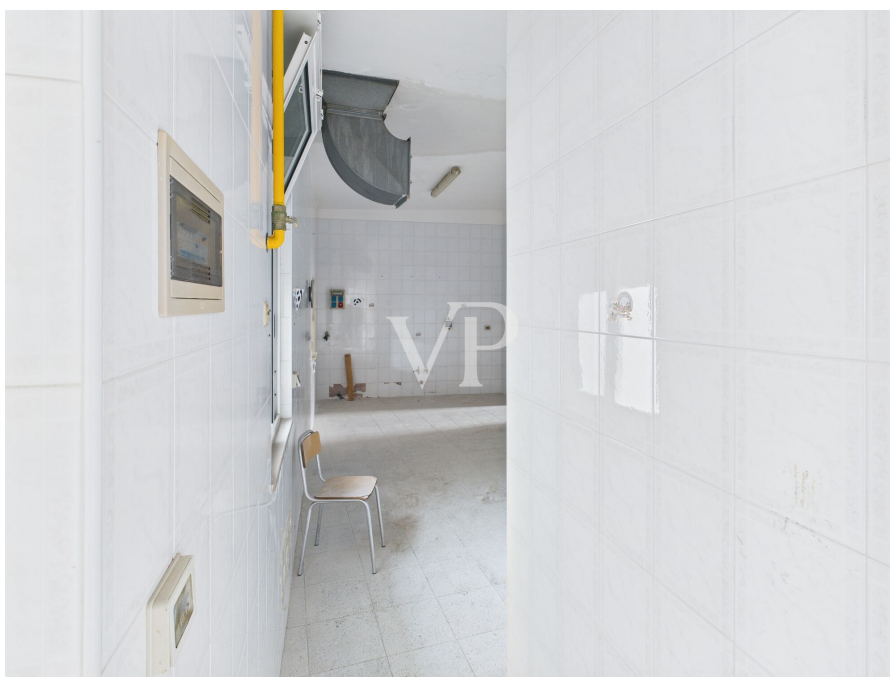
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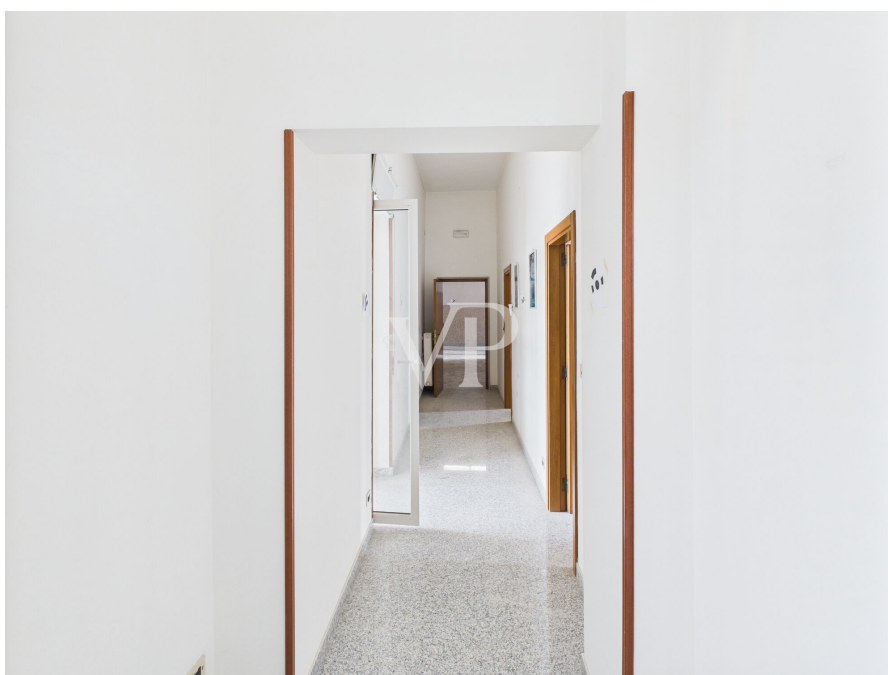
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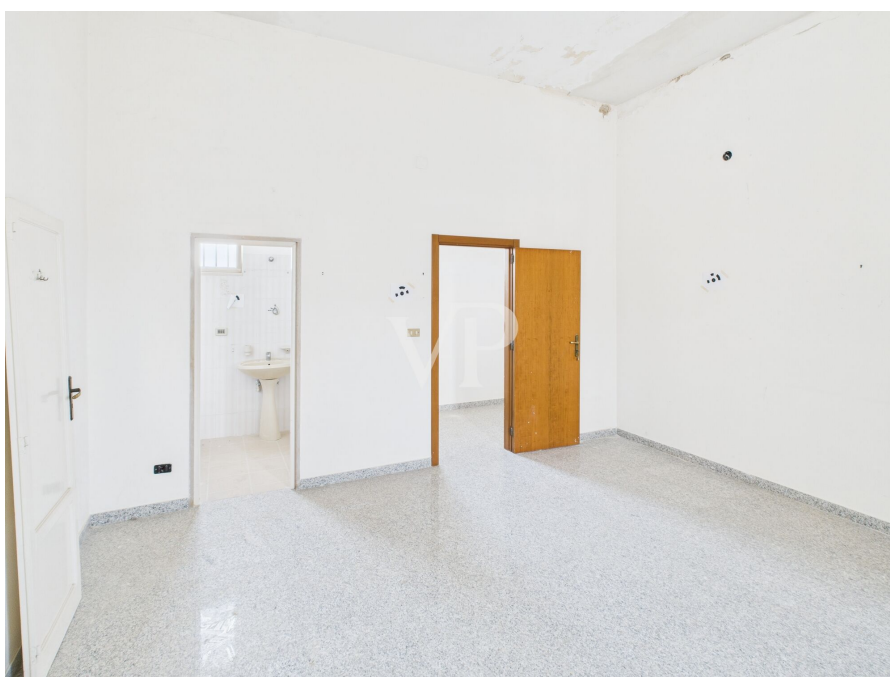
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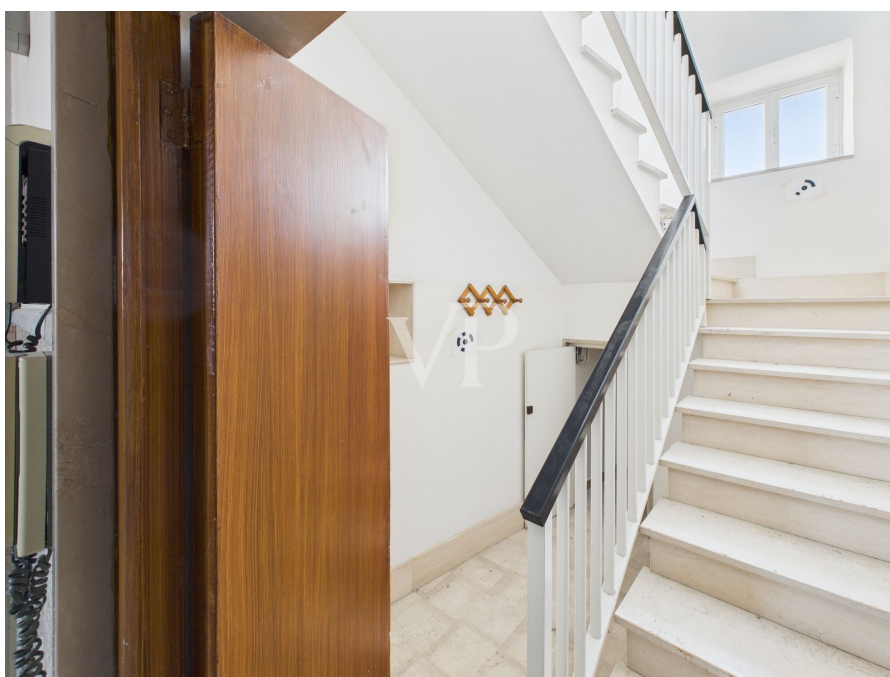
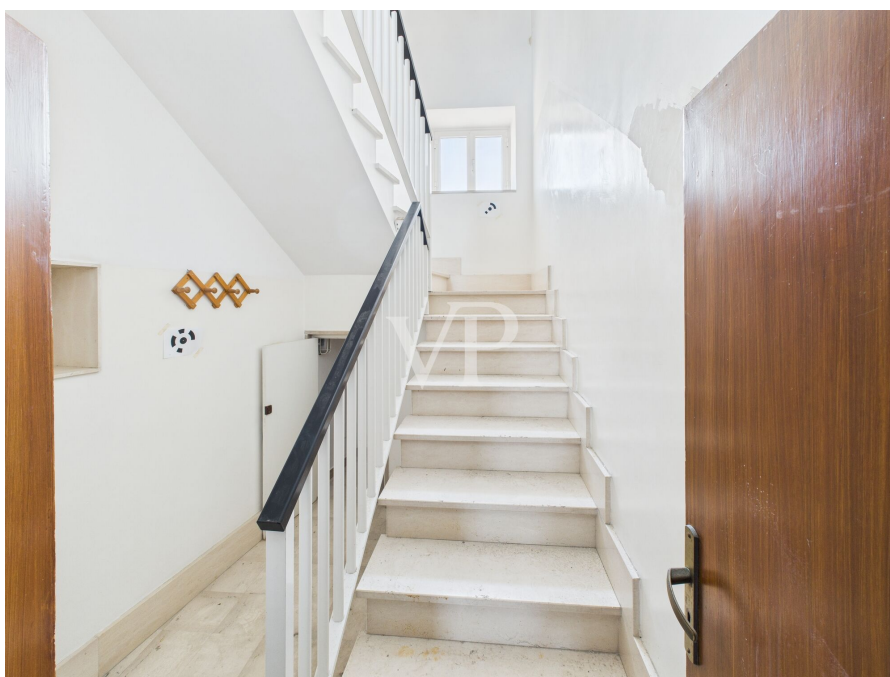
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## The property



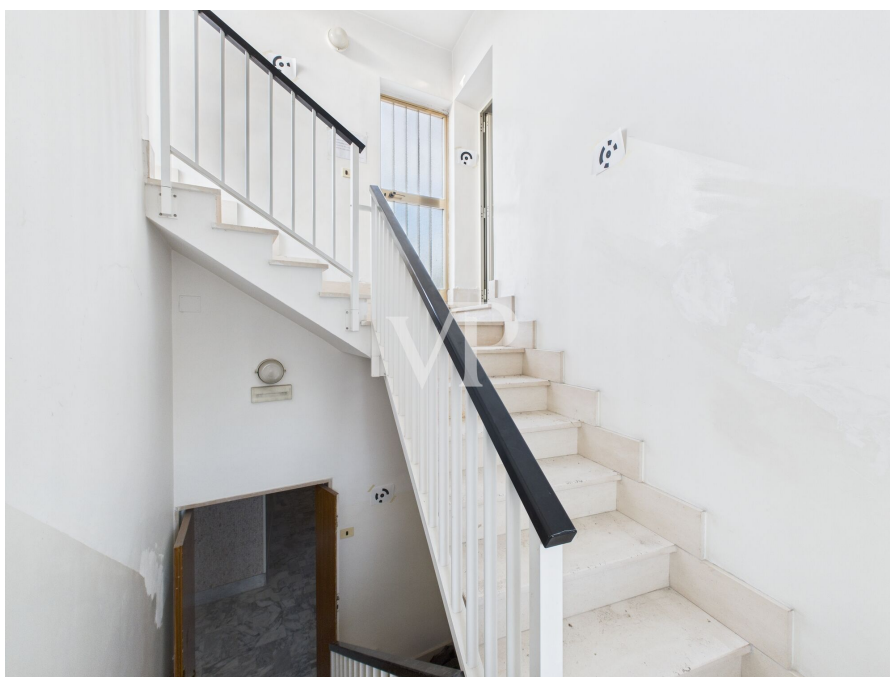
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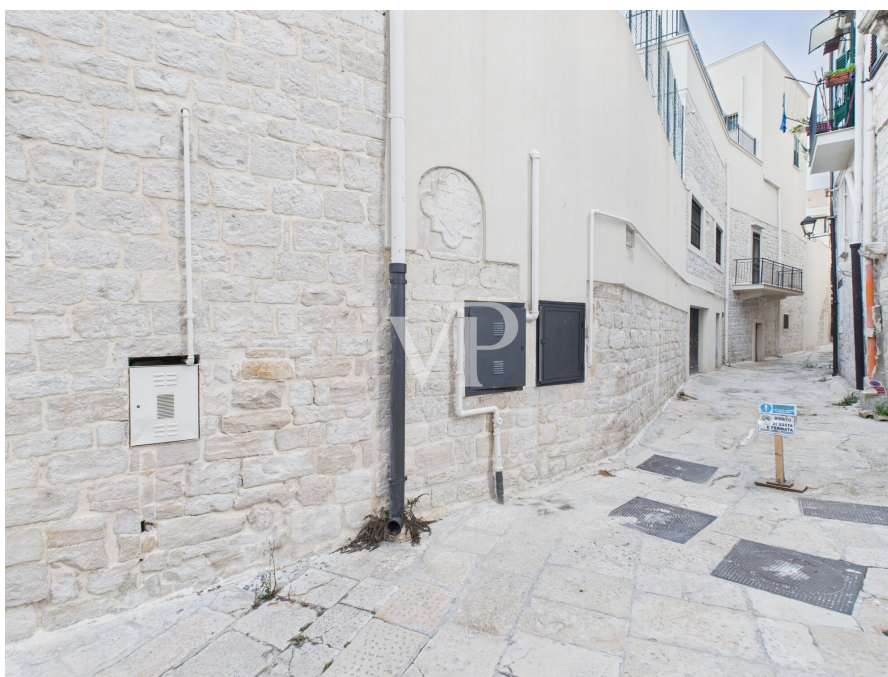
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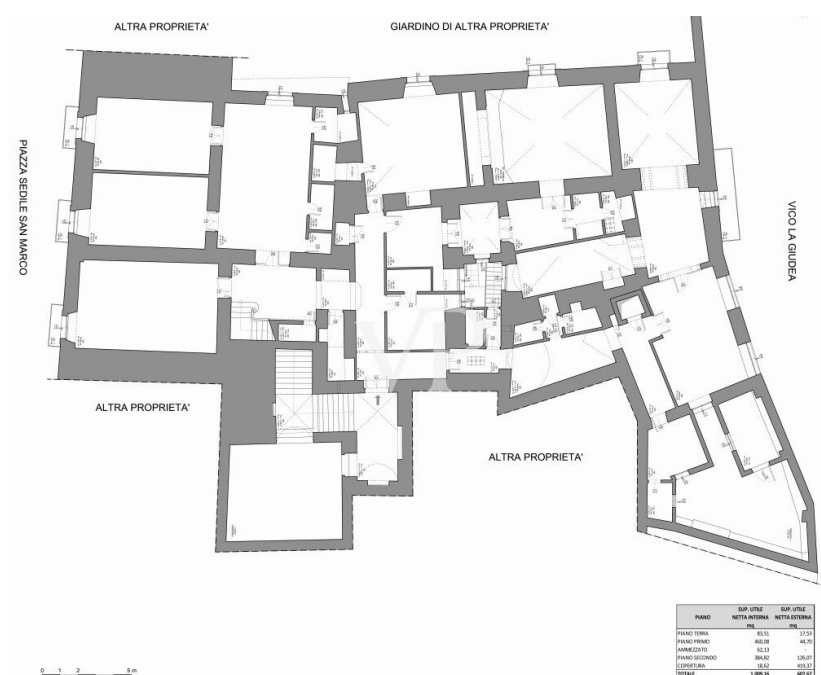
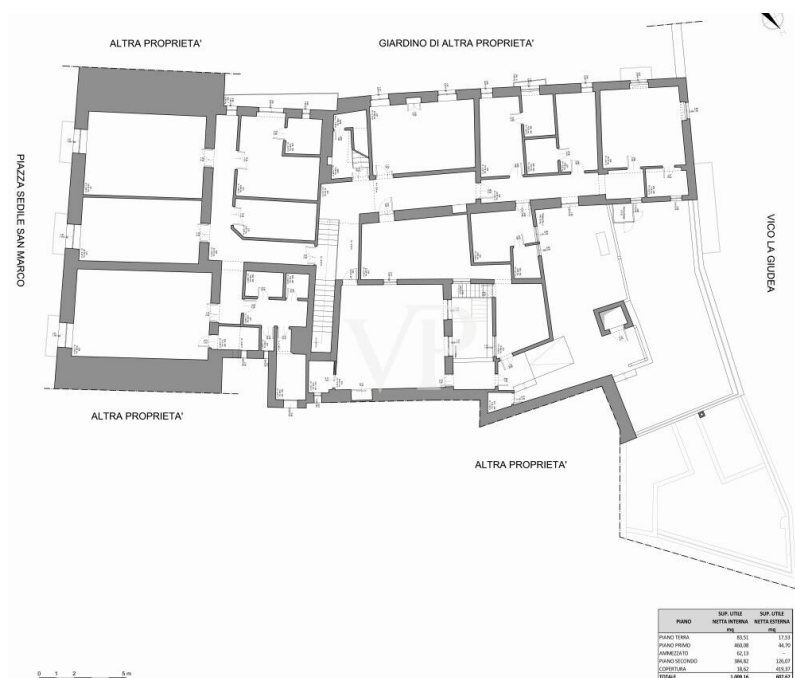
## The property



| 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> |

Property ID: IT252942361 - 76125 Trani – Apulien

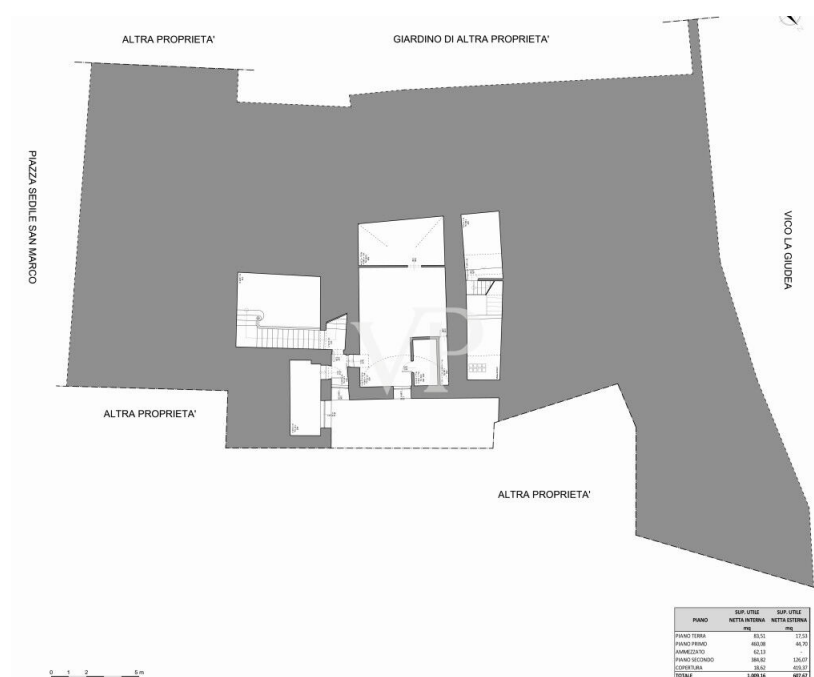
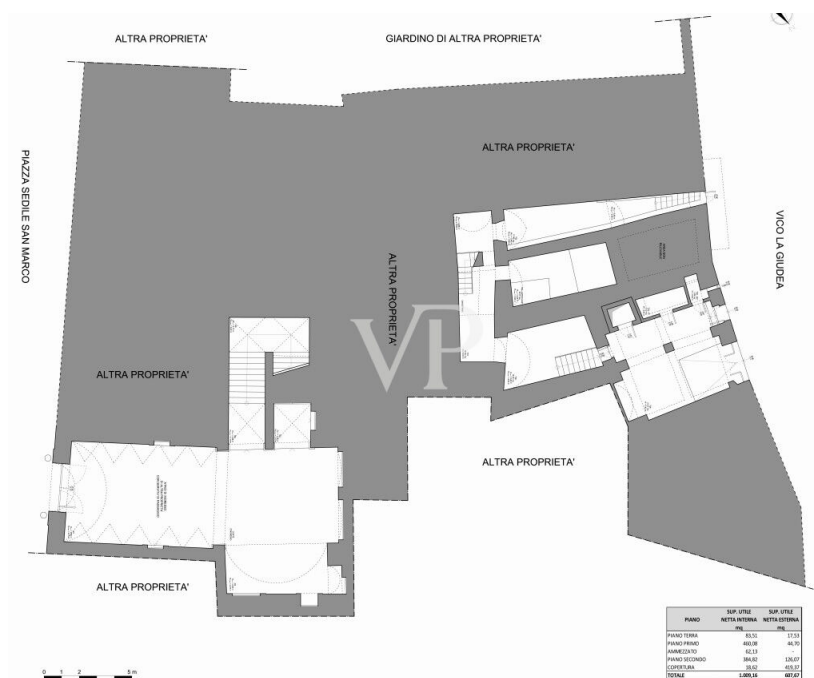
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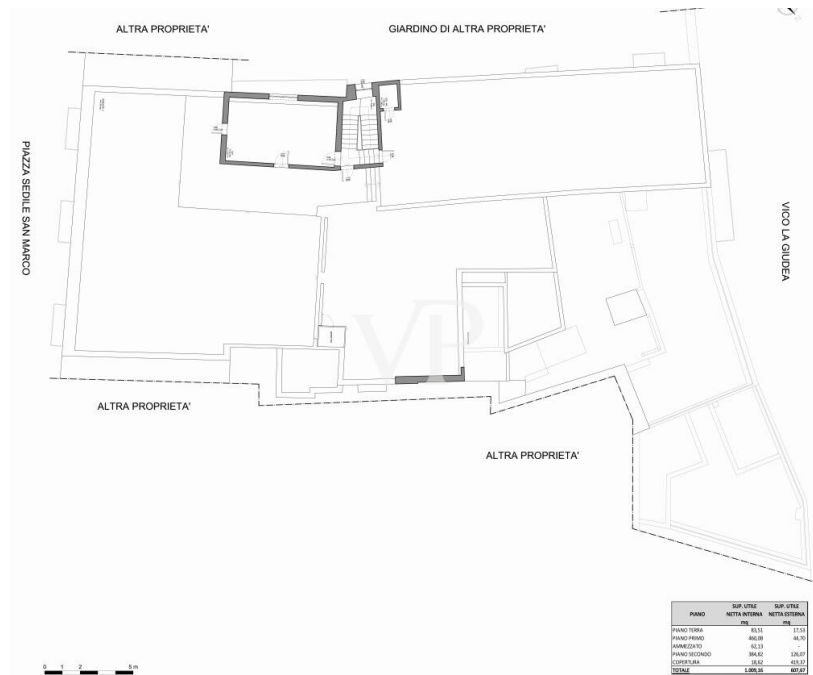


Property ID: IT252942361 - 76125 Trani – Apulien

## The property



## The property



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

## 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.



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

## 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.).

Property ID: IT252942361 - 76125 Trani – Apulien

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

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