

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 m<sup>2</sup> • 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	Energy demand certificate
Energy certificate valid until	27.05.2034	Final Energy Demand	97.77 kWh/m²a
Power Source	Gas	Energy efficiency class	B
		Year of construction according to energy certificate	1964

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## The property



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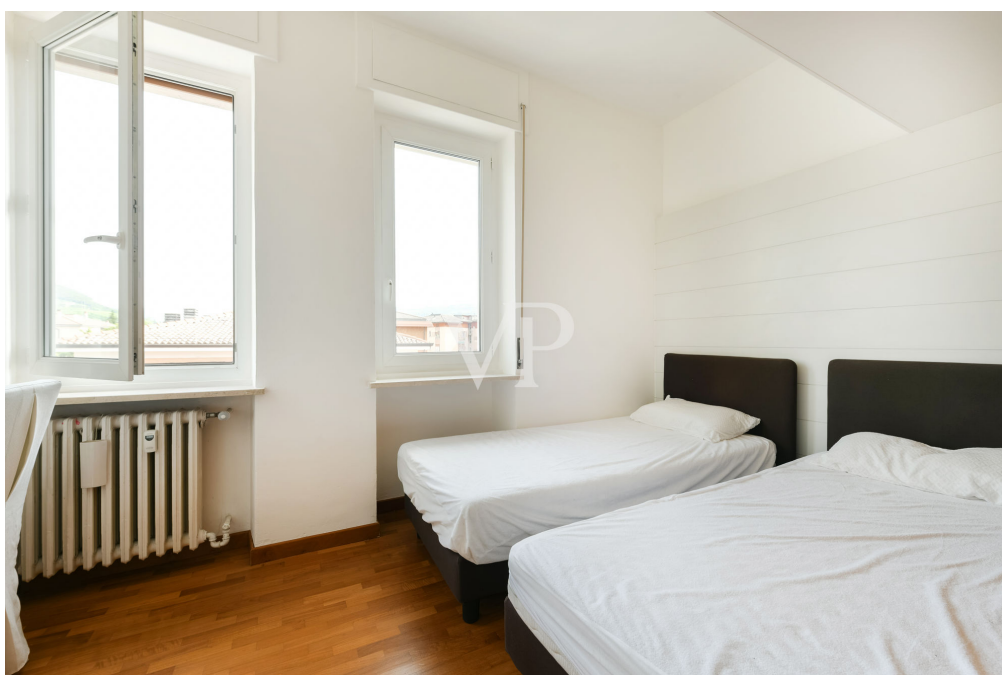
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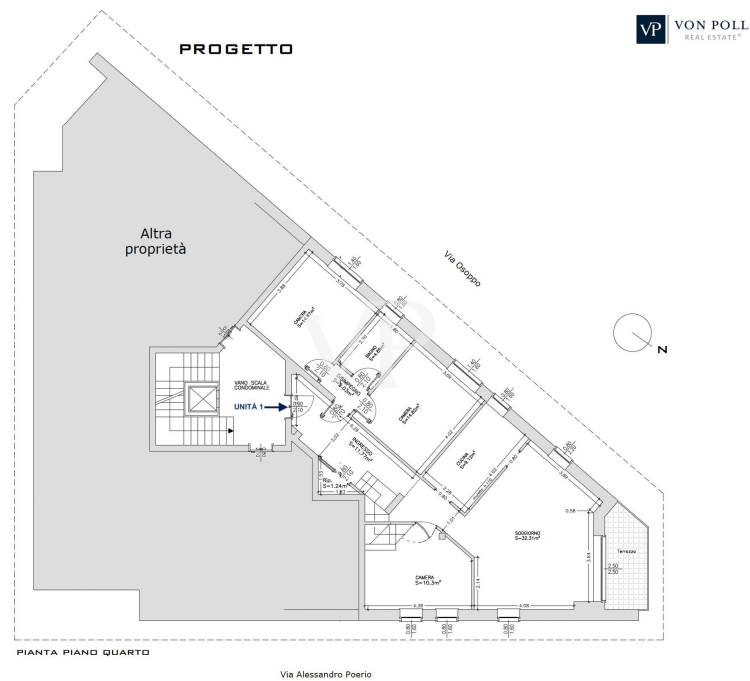
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## The property

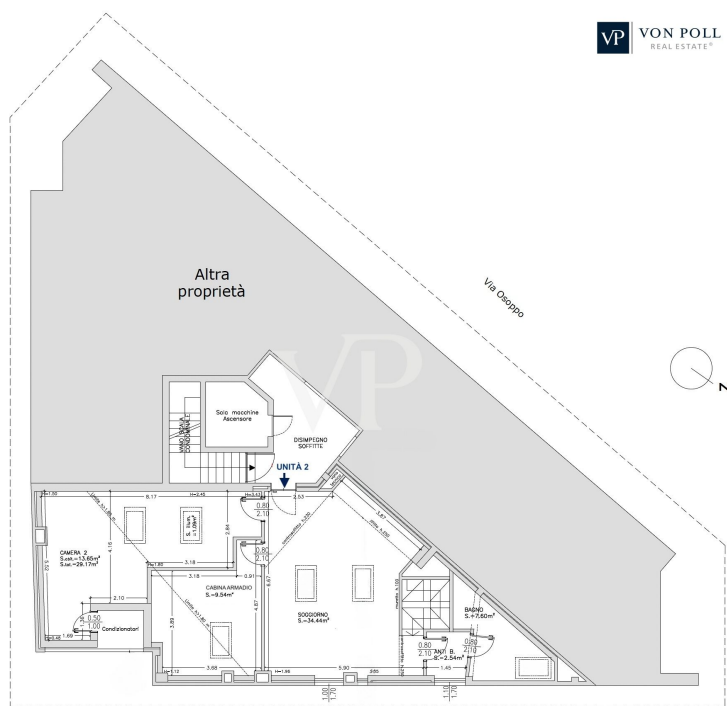


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## Floor plans







PIANTA PIANO QUINTO (SOTTOTETTO)

Via Alessandro Poerio

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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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:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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