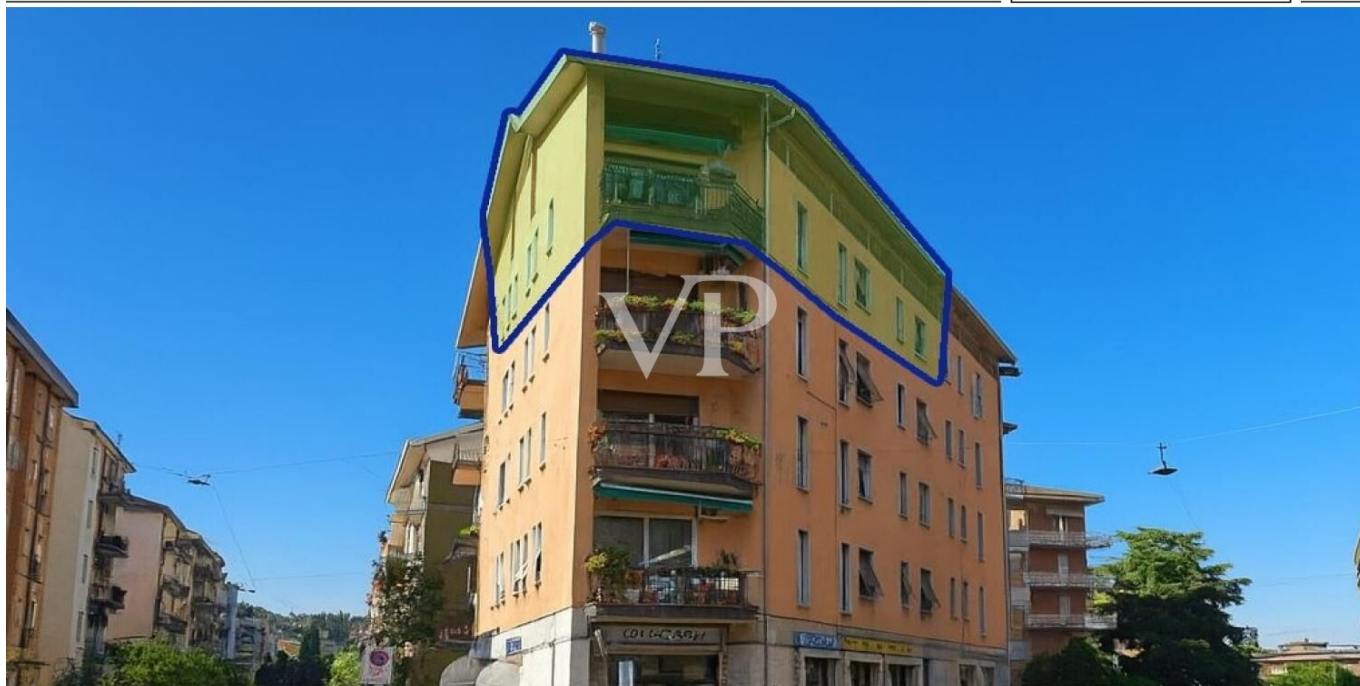


Verona

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

Property ID: IT254152394



www.von-poll.it

PURCHASE PRICE: 584.000 EUR • LIVING SPACE: ca. 220 m² • ROOMS: 7

Property ID: IT254152394 - 37126 Verona

- At a glance
- The property
- Energy Data
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Property ID: IT254152394 - 37126 Verona

At a glance

Property ID	IT254152394
Living Space	ca. 220 m²
Floor	4
Rooms	7
Bedrooms	3
Bathrooms	2
Year of construction	1964

Purchase Price	584.000 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



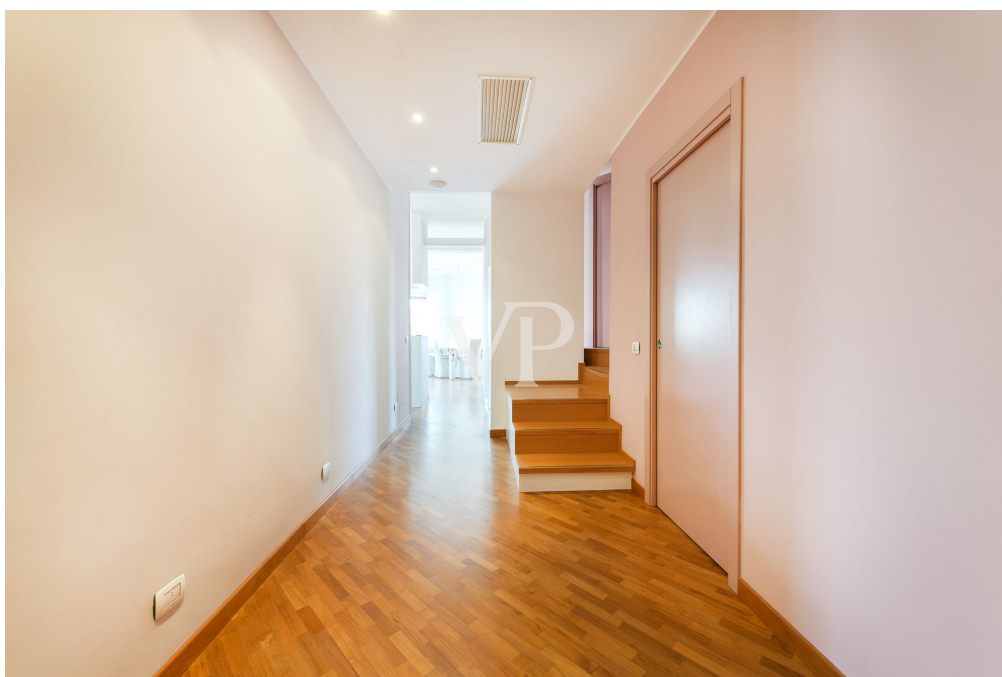
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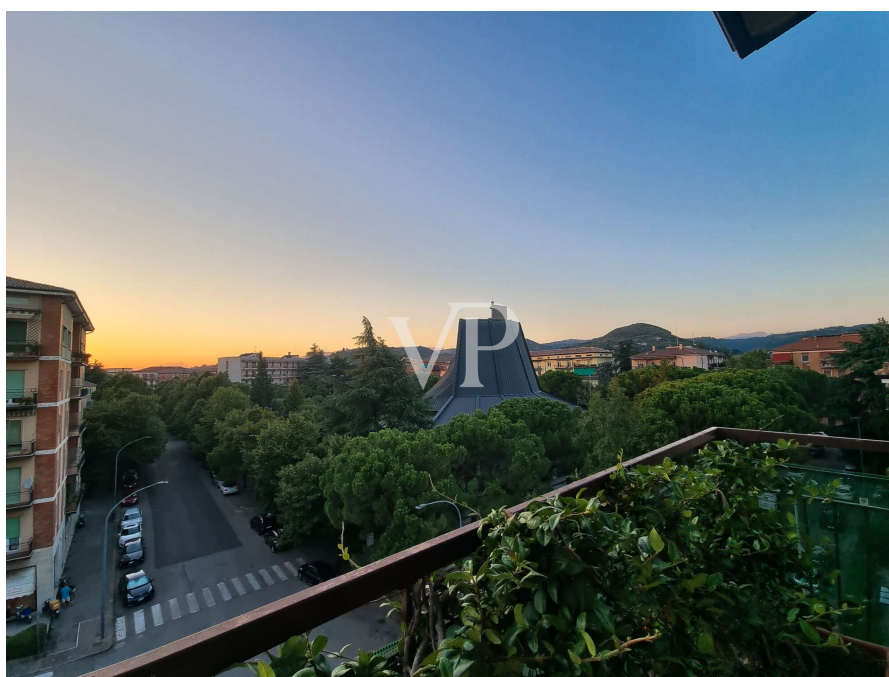
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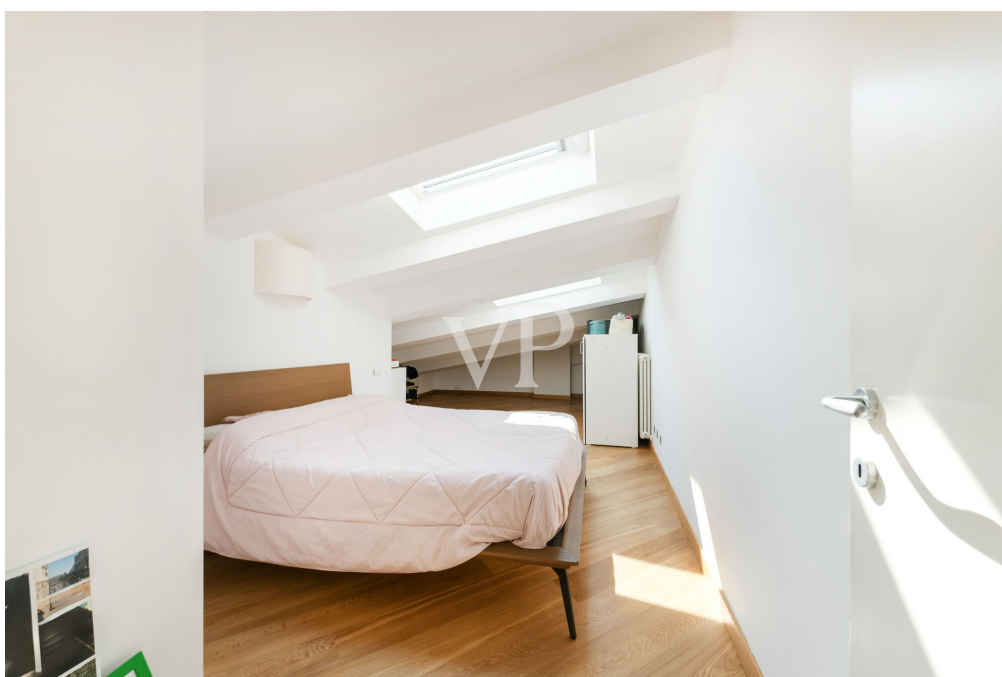
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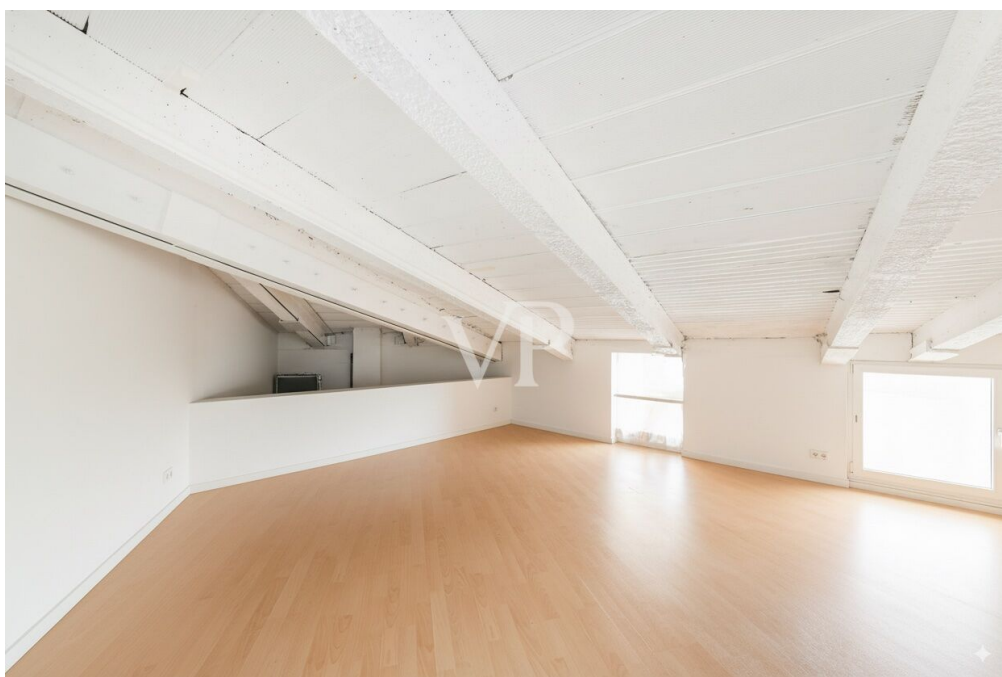
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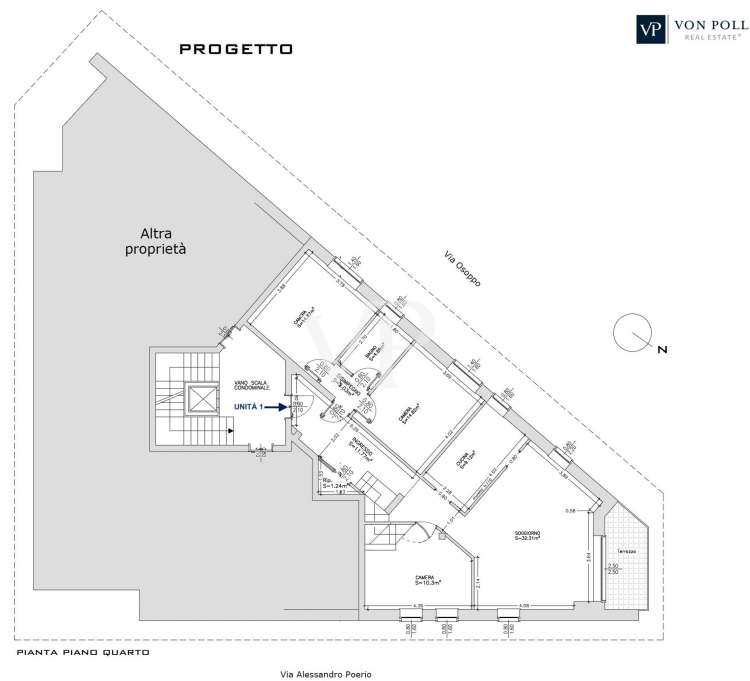
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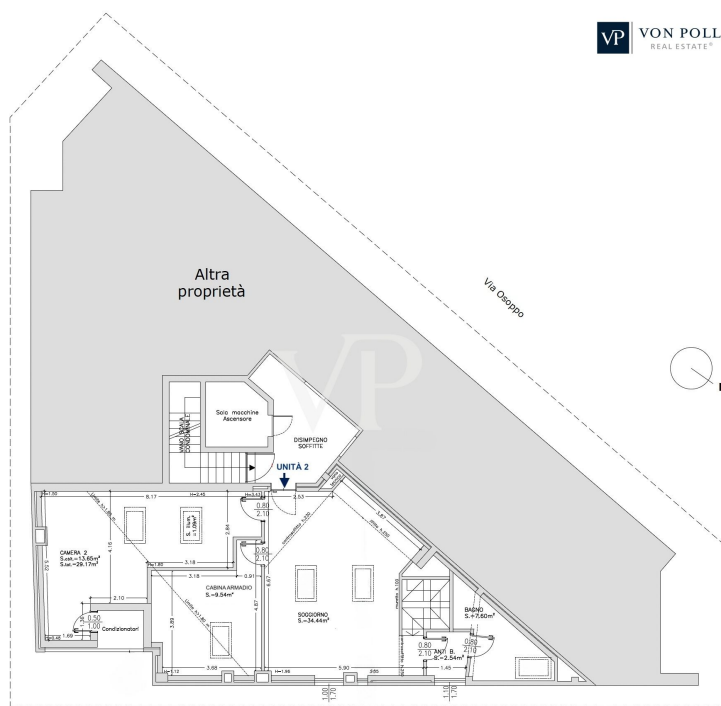
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Property ID: IT254152394 - 37126 Verona

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.

Property ID: IT254152394 - 37126 Verona

A first impression

Apartment on two independent floors located on the fourth and fifth floor (last of the condominium), with a total area of about 240 square meters commercial. Currently both are rented (contract 3+2 with dry coupon) representing an immediate income solution.

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 one 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. Total 130 sq m.

The apartment opens to an entrance hall leading to a large living area of 42 sqm, consisting of: living room, modern open kitchen, direct access to the terrace, excellent sun exposure that offers a beautiful view of the sunset, two double bedrooms, Single room or study, windowed bathroom with shower, storage room. pertinent cellar. covered parking space included.

Unit 2 - Attic apartment on the fifth and last floor of the building, total 110 sq.m.: large living room with open kitchen and fireplace, windows and velux that give great brightness, double bedroom, single bedroom/study, windowed bathroom with shower and ante-bathroom. cellar pertaining.

Equipment and technical features:

- Complete renovation (2024)
- 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

Property ID: IT254152394 - 37126 Verona

Contact partner

For further information, please contact your contact person:

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