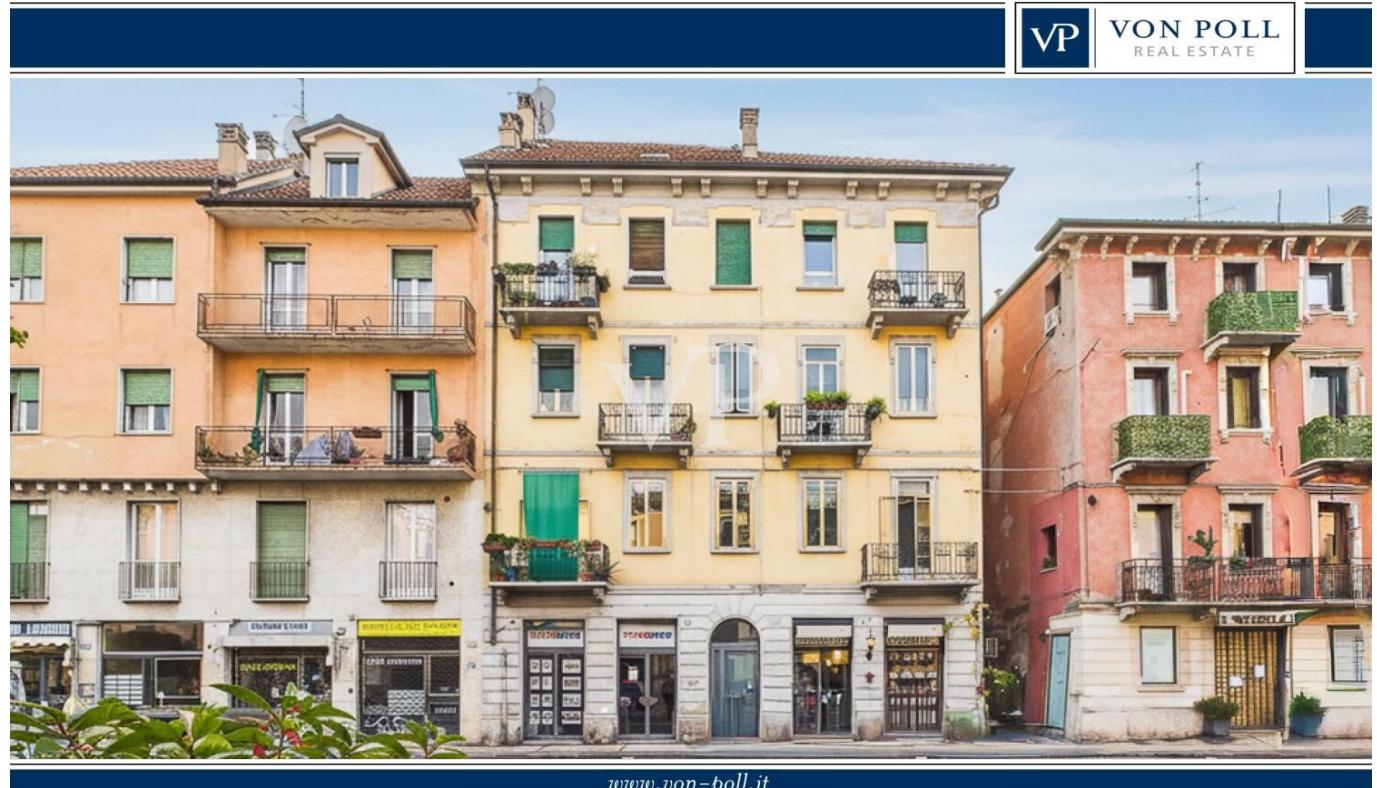


Verona

Historic townhouse with character in the heart of Verona

Property ID: IT264922769



www.von-poll.it

PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 420 m² • ROOMS: 18 • LAND AREA: 190 m²

Property ID: IT264922769 - 37129 Verona

-  At a glance
-  The property
-  Energy Data
-  Floor plans
-  A first impression
-  All about the location
-  Contact partner

Property ID: IT264922769 - 37129 Verona

At a glance

| | |
|----------------------|------------------------|
| Property ID | IT264922769 |
| Living Space | ca. 420 m ² |
| Rooms | 18 |
| Bedrooms | 12 |
| Bathrooms | 6 |
| Year of construction | 1890 |

| | |
|-----------------------|------------------------|
| Purchase Price | On request |
| Commission | Soggetto a commissione |
| Total Space | ca. 550 m ² |
| Condition of property | Needs renovation |
| Usable Space | ca. 525 m ² |
| Equipment | Balcony |

Property ID: IT264922769 - 37129 Verona

Energy Data

| Power Source | Gas |
|--------------------|---|
| Energy information | At the time of preparing the document, no energy certificate was available. |

Property ID: IT264922769 - 37129 Verona

The property



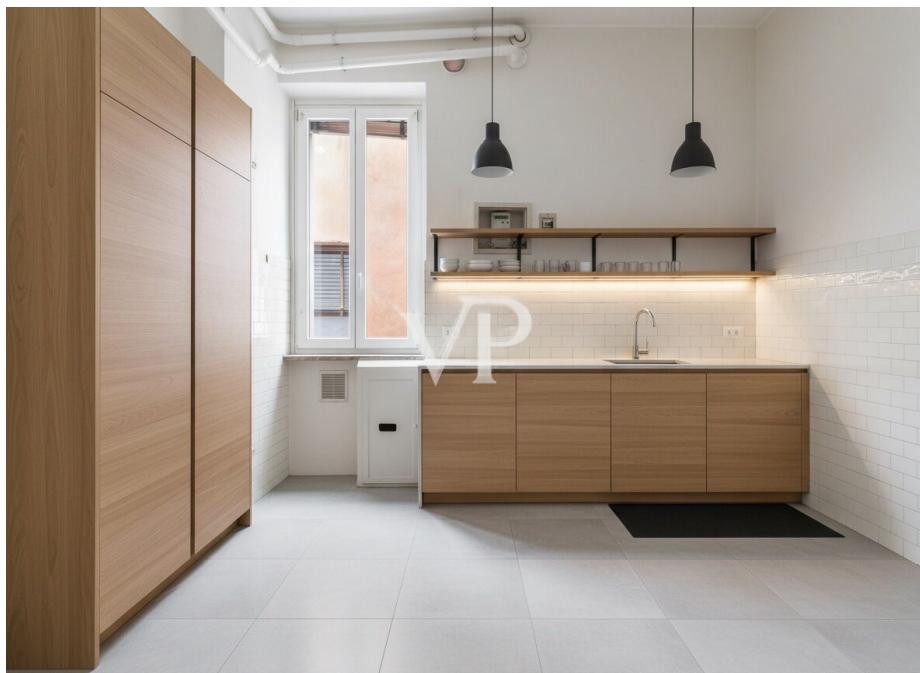
Property ID: IT264922769 - 37129 Verona

The property



Property ID: IT264922769 - 37129 Verona

The property



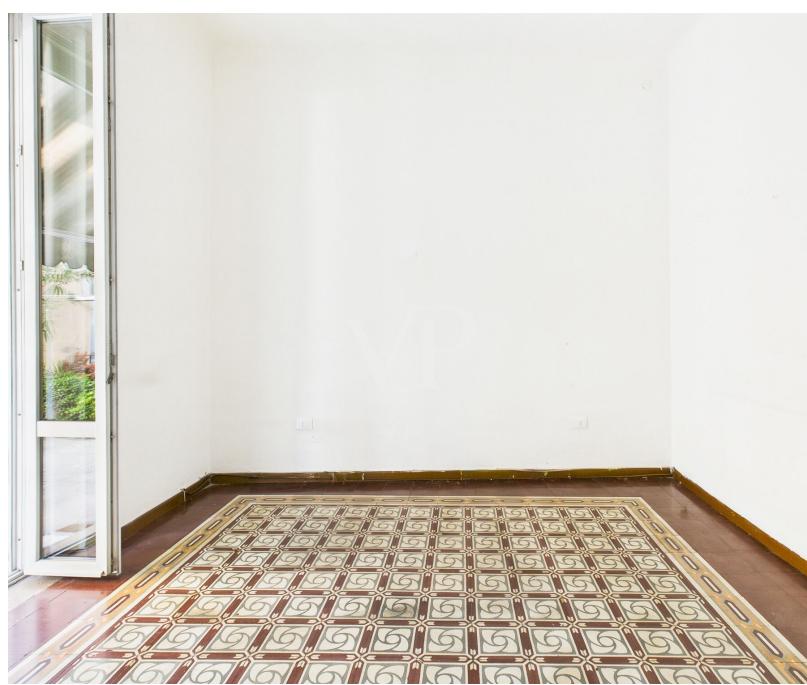
Property ID: IT264922769 - 37129 Verona

The property



Property ID: IT264922769 - 37129 Verona

The property



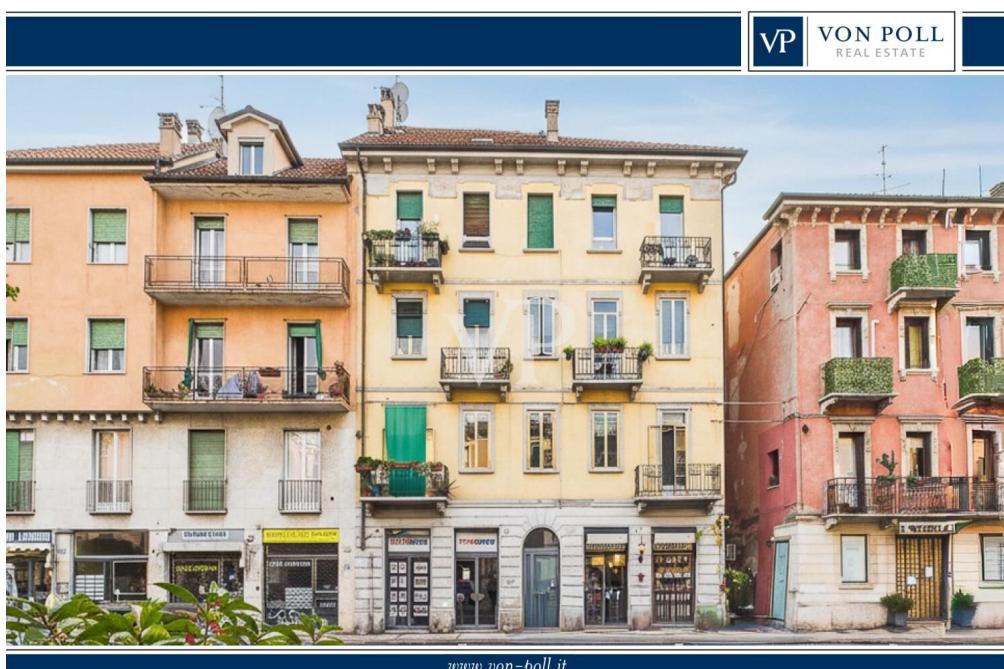
Property ID: IT264922769 - 37129 Verona

The property



Property ID: IT264922769 - 37129 Verona

The property



www.von-poll.it

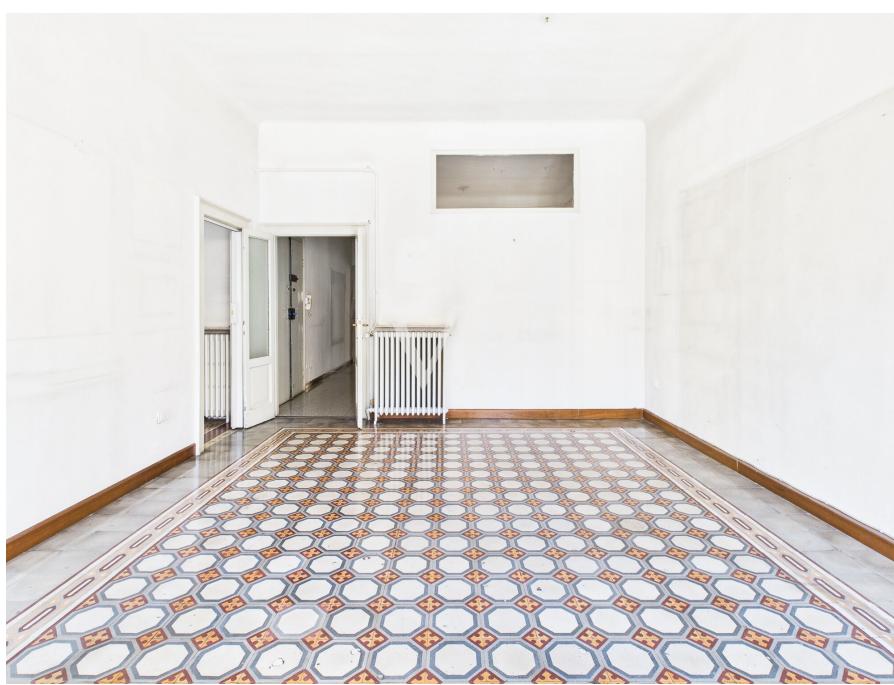
Property ID: IT264922769 - 37129 Verona

The property



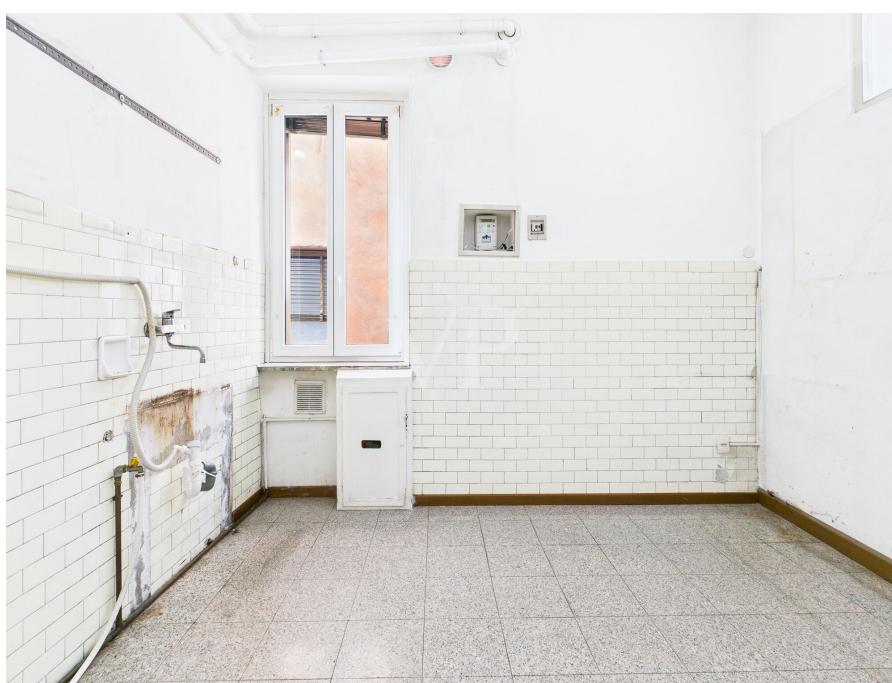
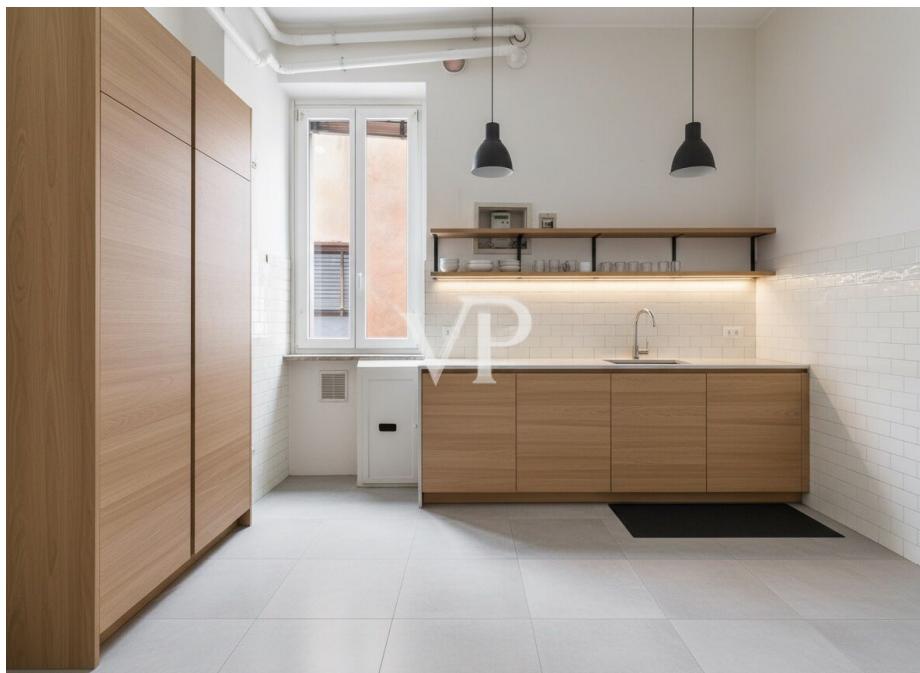
Property ID: IT264922769 - 37129 Verona

The property



Property ID: IT264922769 - 37129 Verona

The property



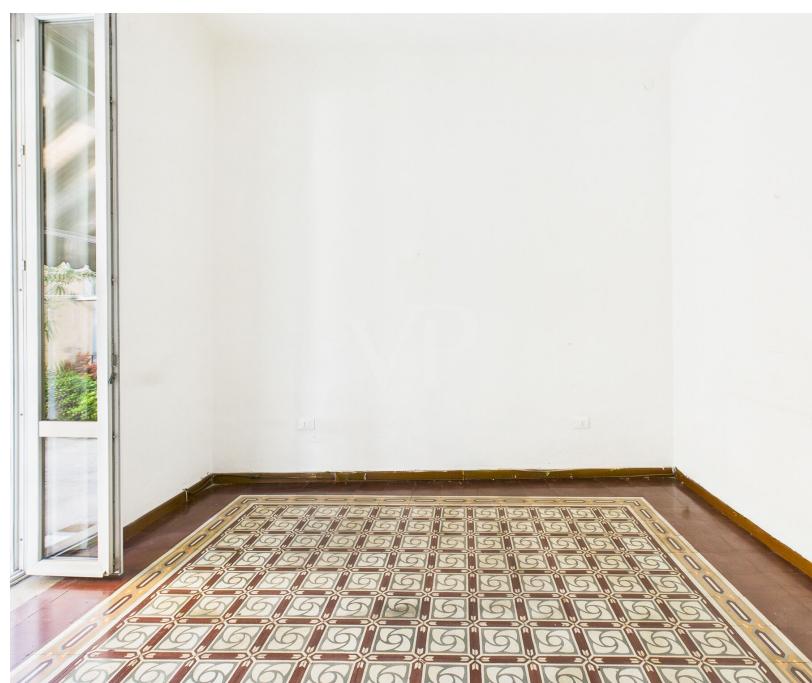
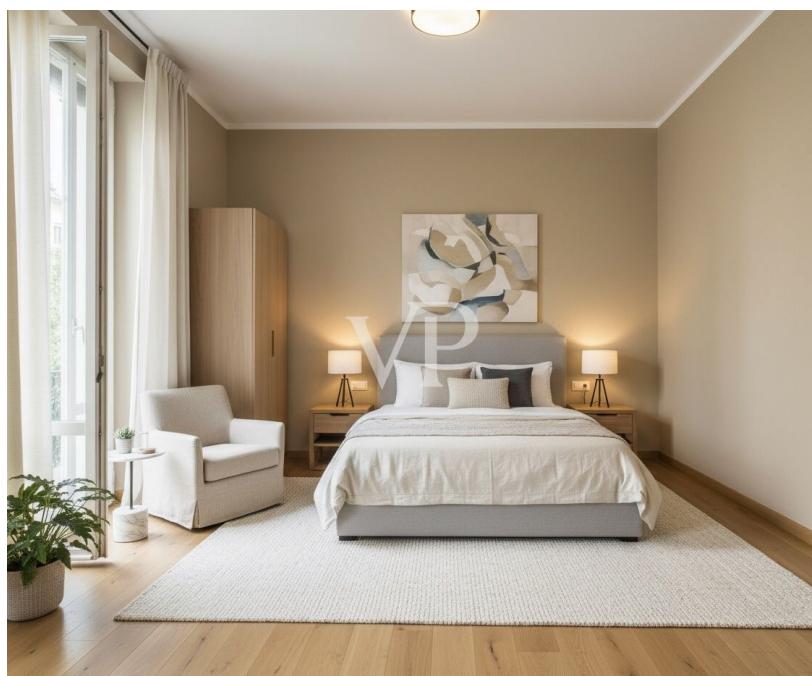
Property ID: IT264922769 - 37129 Verona

The property



Property ID: IT264922769 - 37129 Verona

The property



Property ID: IT264922769 - 37129 Verona

The property



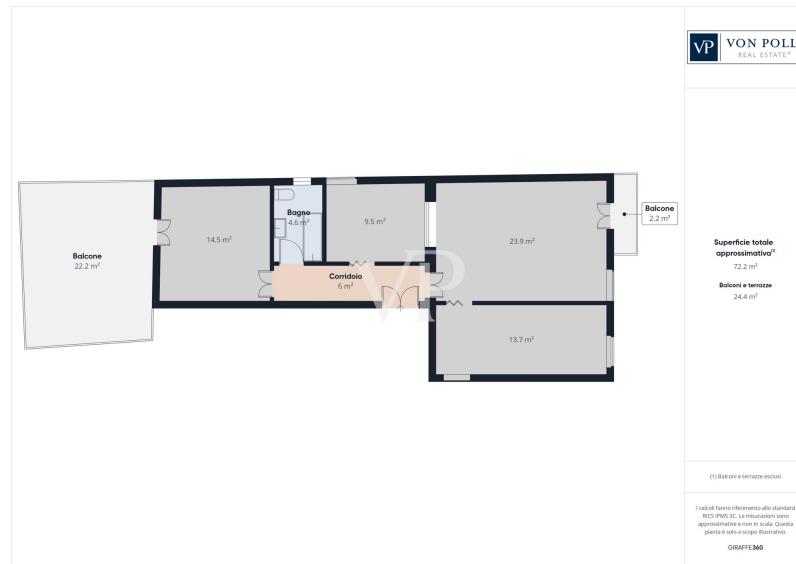
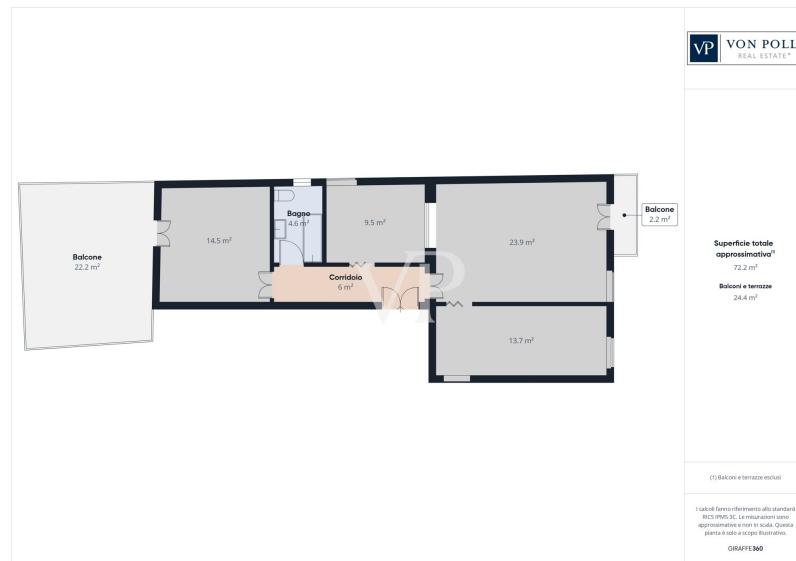
Property ID: IT264922769 - 37129 Verona

The property



Property ID: IT264922769 - 37129 Verona

Floor plans



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: IT264922769 - 37129 Verona

A first impression

A late 19th/early 20th-century sky-rise building, overlooking Via Interrato dell'Acqua Morta, a five-minute walk from Piazza delle Erbe and the Roman Theater. The property, of rare period elegance and with a harmonious facade, is on three levels and houses six apartments of about 75 m² each: two three-room and four four-room apartments, with internal heights of 3.20 m and rational distributions. Each unit has two balconies-one on the living room, facing the square, and one in the master bedroom, overlooking the quiet inner courtyard-while a first-floor apartment benefits from a 25 m² terrace, ideal for outdoor living in the center.

On the fourth floor there are seven attics, some with heights up to 2.45 m and windows, perfect as accessory and service spaces. A cellar in the basement completes the property. Elegant context, double facing, potential for high enhancement as a capital investment.

Property ID: IT264922769 - 37129 Verona

All about the location

Via Interrato dell'Acqua Morta is one of the most characteristic streets in the historic center of Verona. It runs parallel to the Adige River, in the section that connects Ponte Nuovo with Piazza Isolo, in an area of great architectural and historical charm.

Once part of the medieval city's defensive and hydraulic system, the street owes its name to an ancient waterway that was later buried. Today it represents one of the most authentic arteries of ancient Verona: quiet but central, just a few minutes' walk from Piazza delle Erbe, the Roman Theater and Ponte Pietra.

The area is full of period buildings, artisan stores and stately residences, and offers a rare balance between city life and quiet. It is also perfectly served by parking, public transportation, and main access routes to the center, yet retains the reserved charm of a historic street with limited traffic.

Property ID: IT264922769 - 37129 Verona

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Largo Dante Alighieri, n.3, 25087 Salò
Tel.: +39 0365 690596
E-Mail: salo@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com