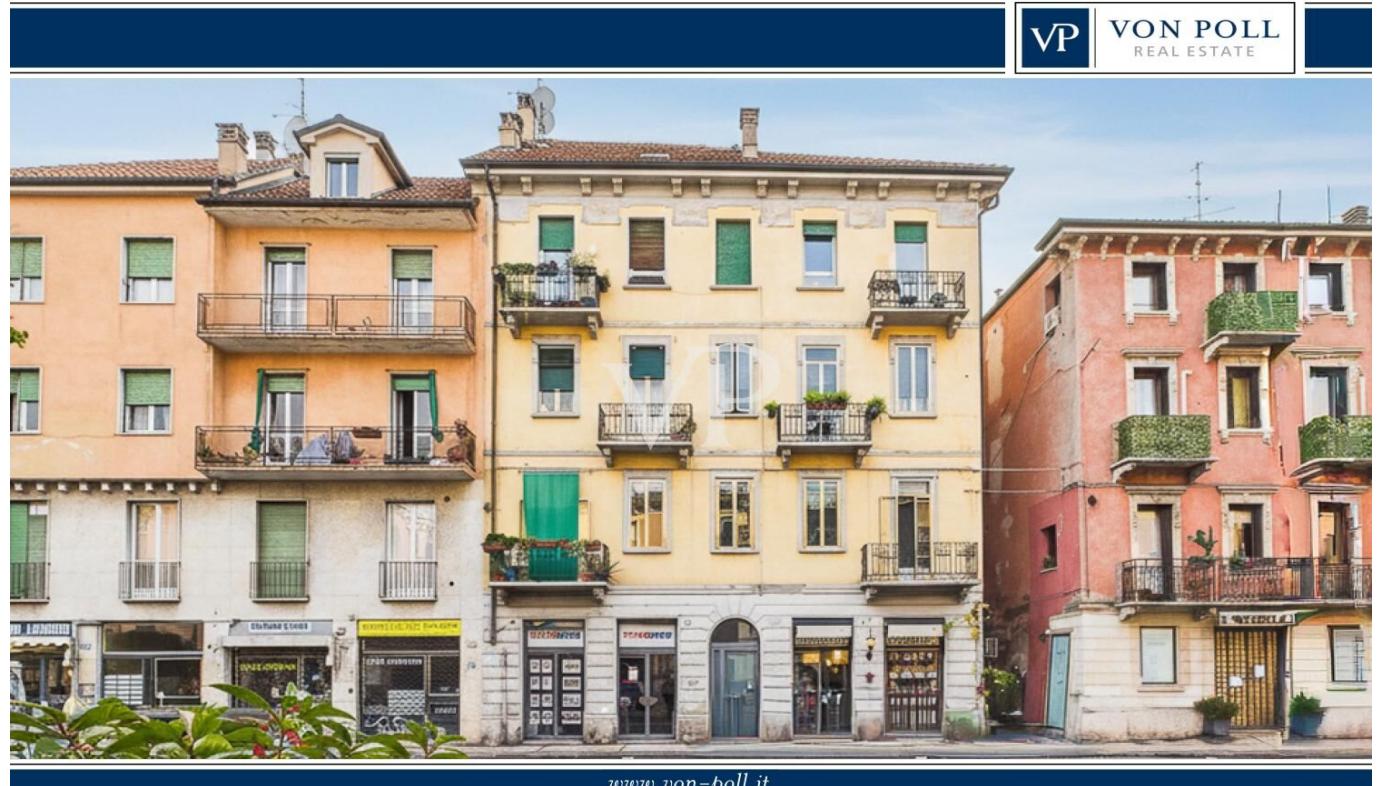


Verona

# Historic townhouse with character in the heart of Verona

*Property ID: IT264922769*



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

**PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 420 m<sup>2</sup> • ROOMS: 18 • LAND AREA: 190 m<sup>2</sup>**

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Property ID: IT264922769 - 37129 Verona

## At a glance

Property ID	IT264922769
Living Space	ca. 420 m <sup>2</sup>
Rooms	18
Bedrooms	12
Bathrooms	6
Year of construction	1890

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

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## Energy Data

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

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## The property



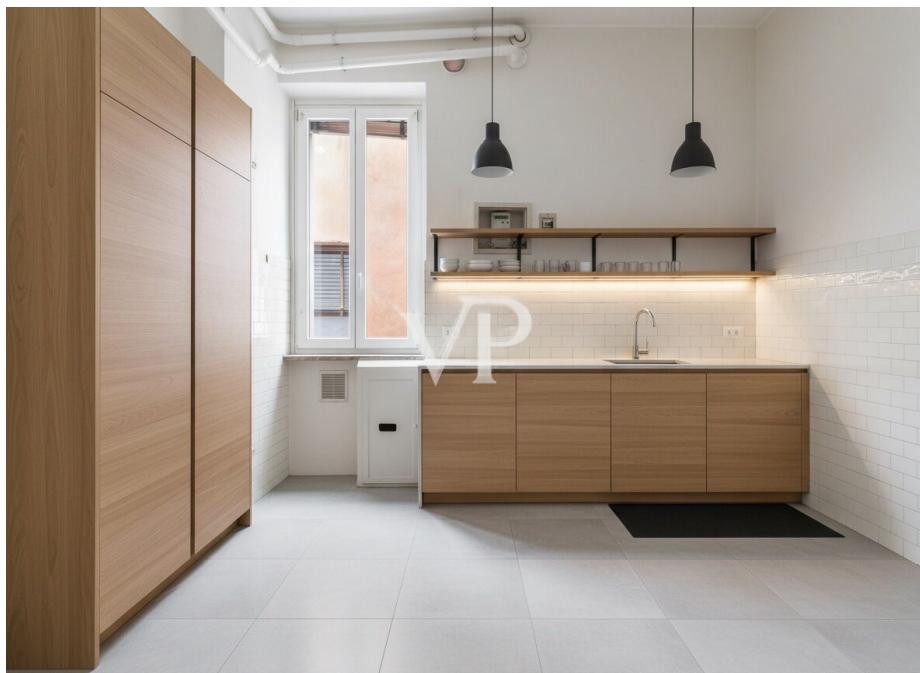
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## The property



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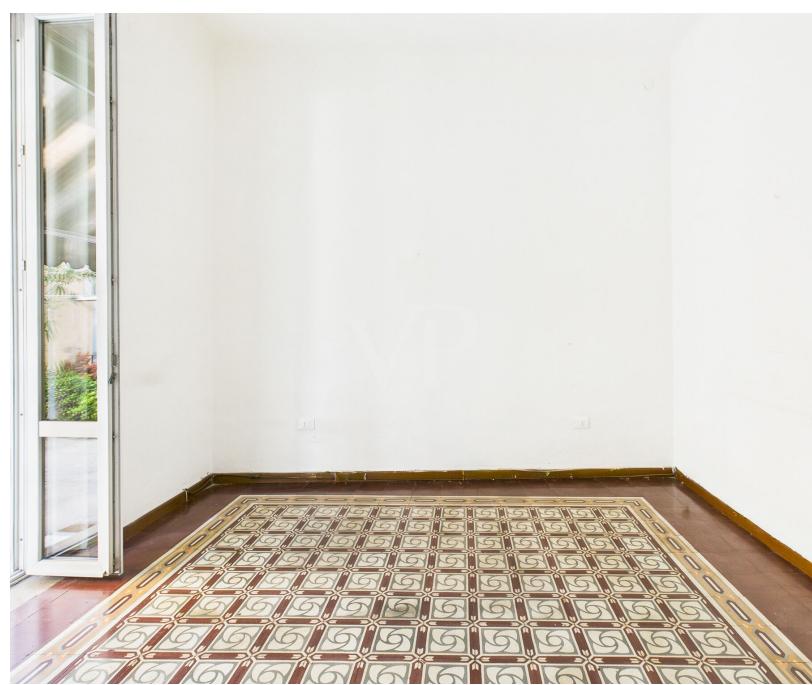
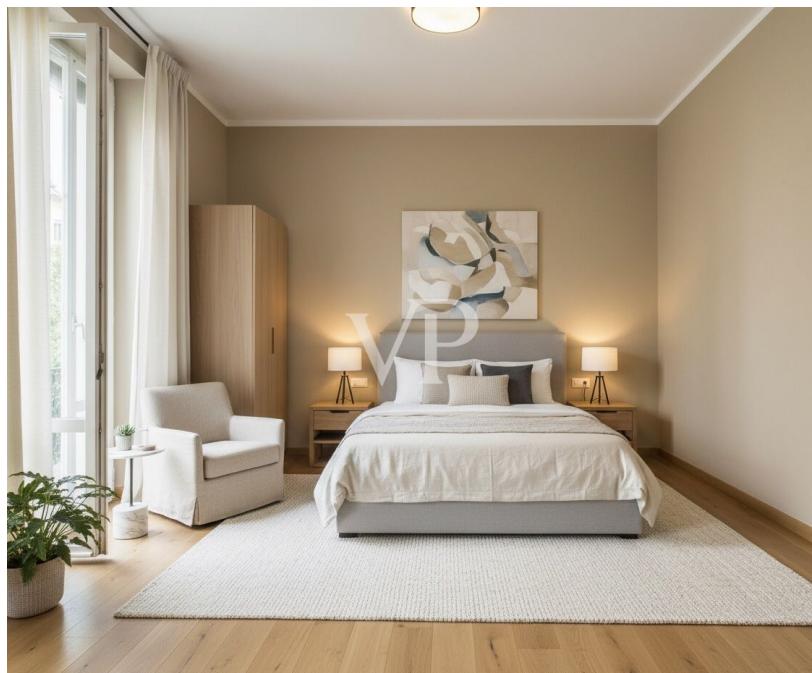
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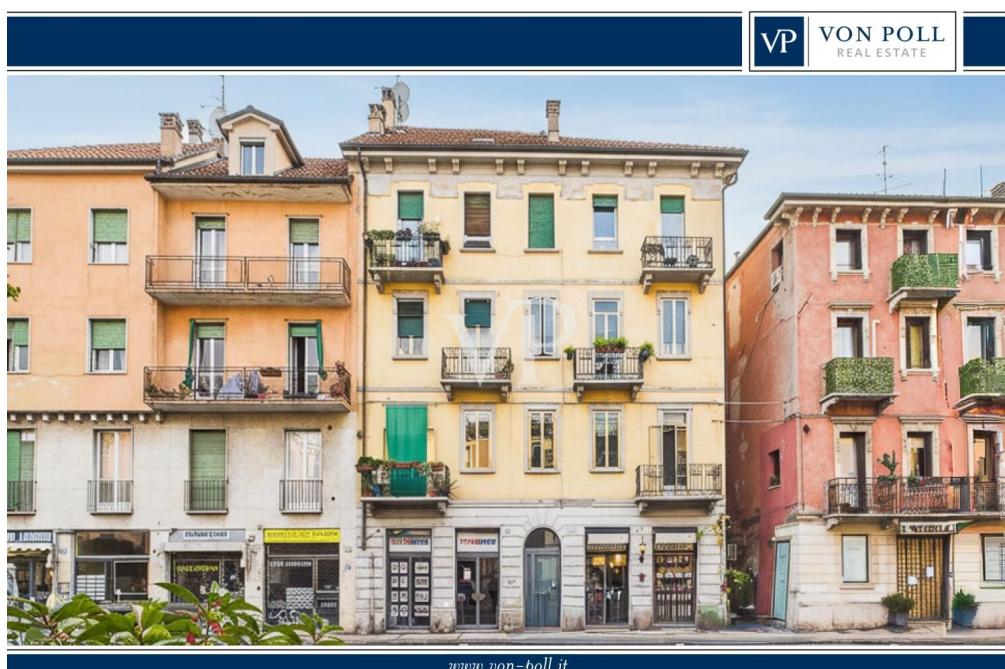
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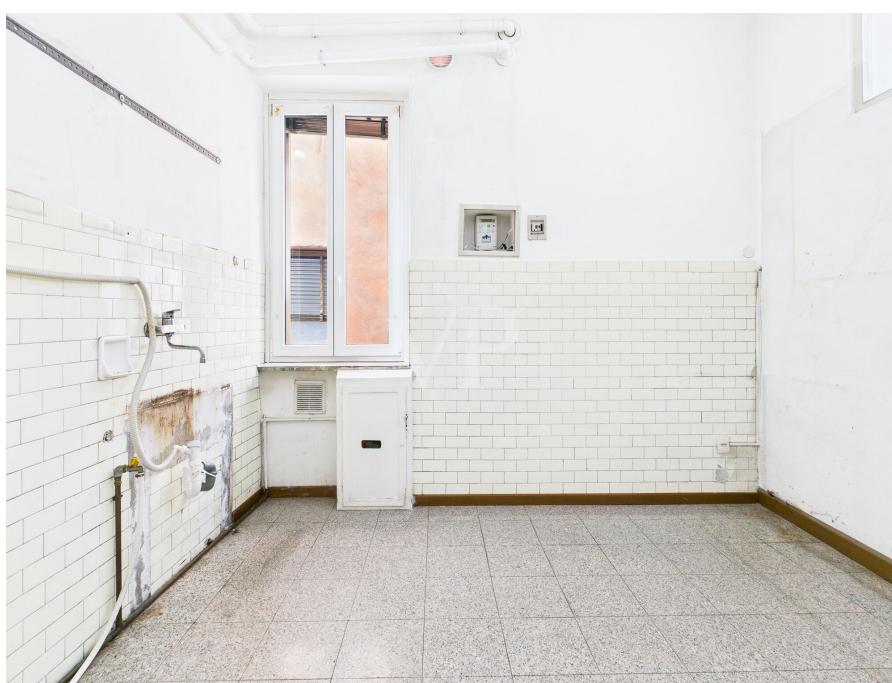
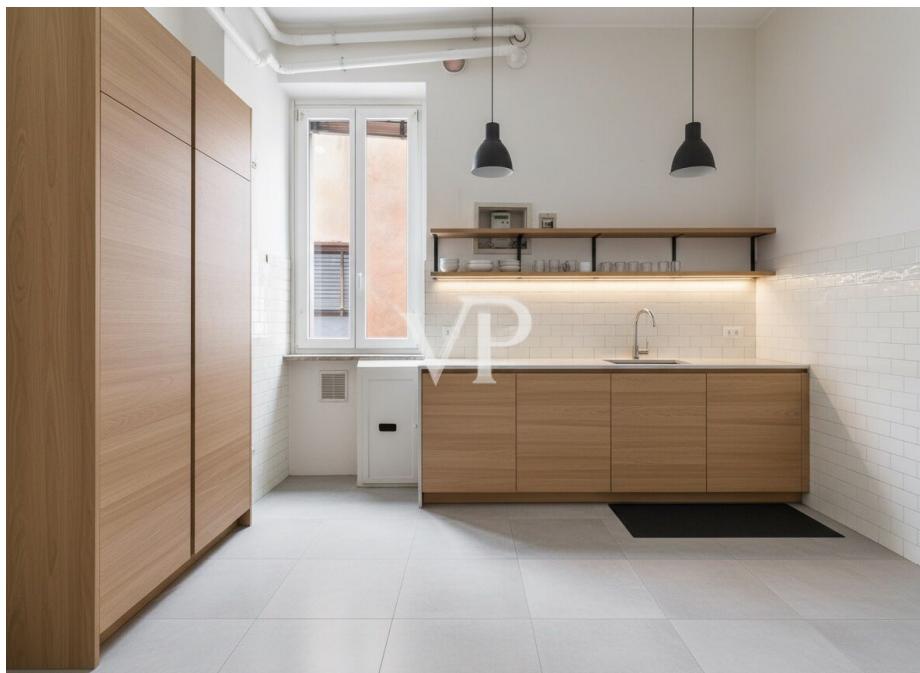
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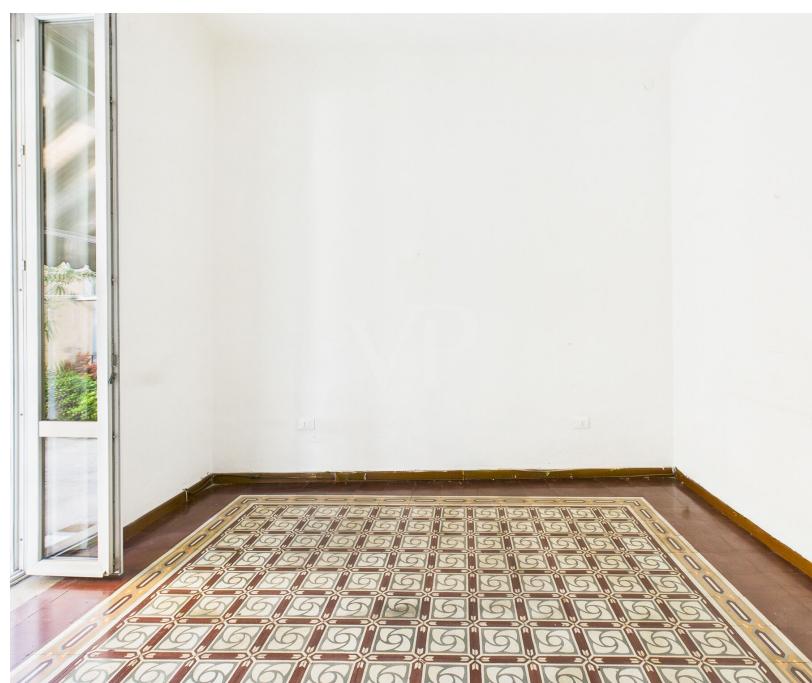
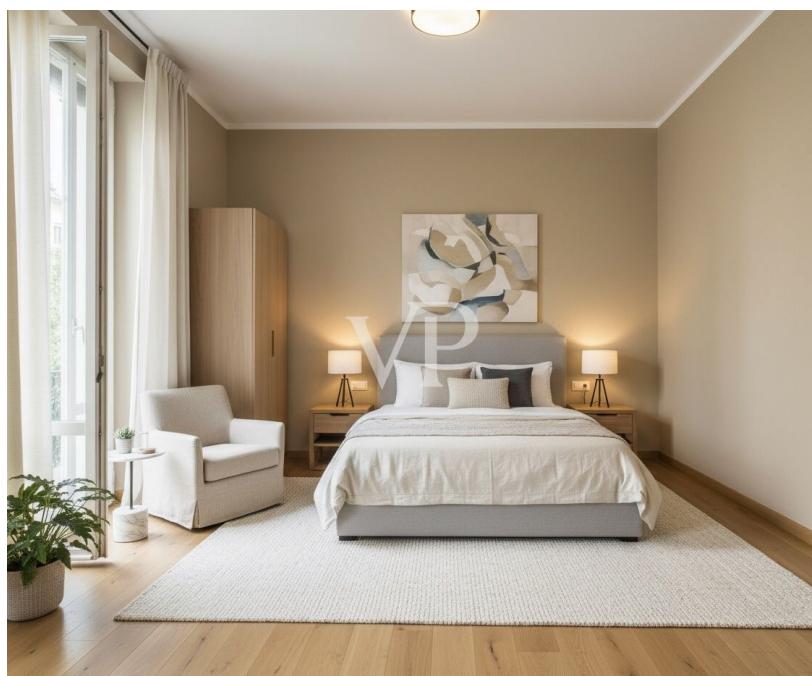
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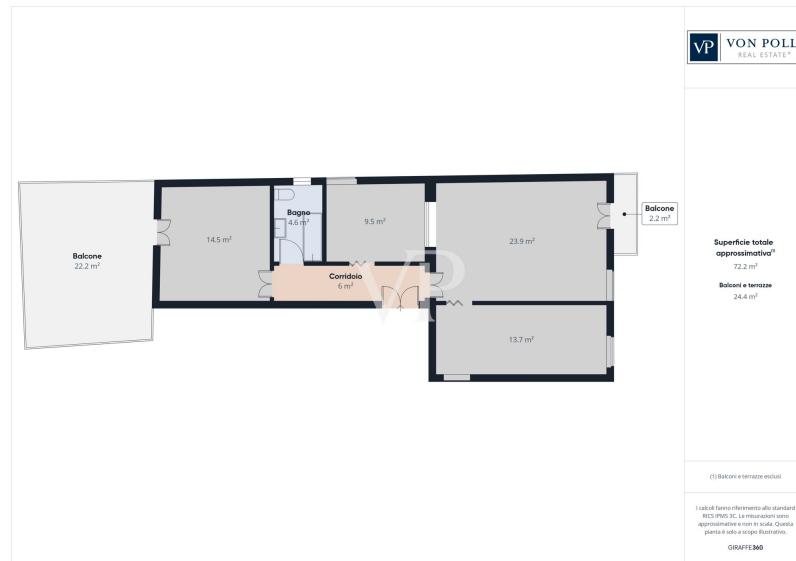
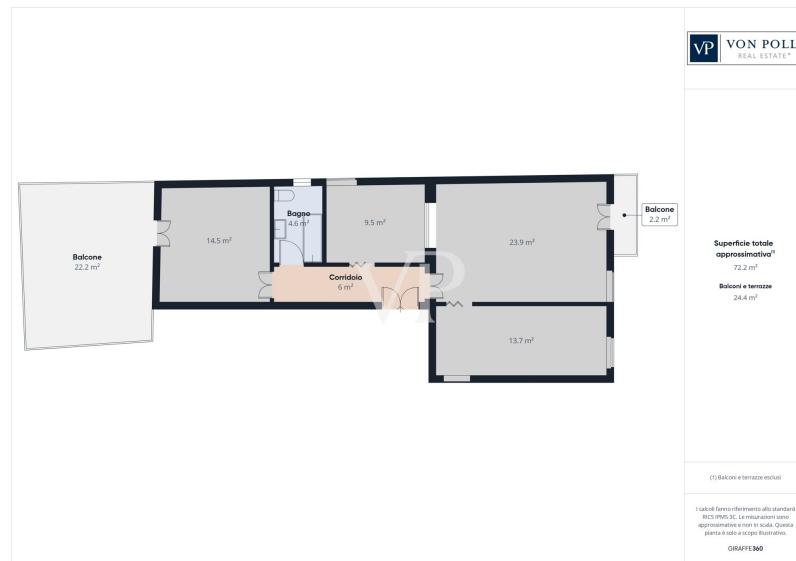
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## The property



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## 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.

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## 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 m<sup>2</sup> 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 m<sup>2</sup> 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.

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## 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:

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*To the Disclaimer of von Poll Immobilien GmbH*

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