

Verona

# Prestigious historic building in the center of Verona with triple garage

Property ID: IT264152896



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**PURCHASE PRICE: 2.600.000 EUR • LIVING SPACE: ca. 400 m<sup>2</sup> • ROOMS: 12 • LAND AREA: 6 m<sup>2</sup>**

**Property ID: IT264152896 - 37124 Verona**

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## At a glance

Property ID	IT264152896
Living Space	ca. 400 m <sup>2</sup>
Rooms	12
Bedrooms	5
Bathrooms	5
Type of parking	3 x Other

Purchase Price	2.600.000 EUR
Commission	Subject to commission
Total Space	ca. 600 m <sup>2</sup>
Usable Space	ca. 530 m <sup>2</sup>

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## **Energy Data**

Type of heating	Single-storey heating system
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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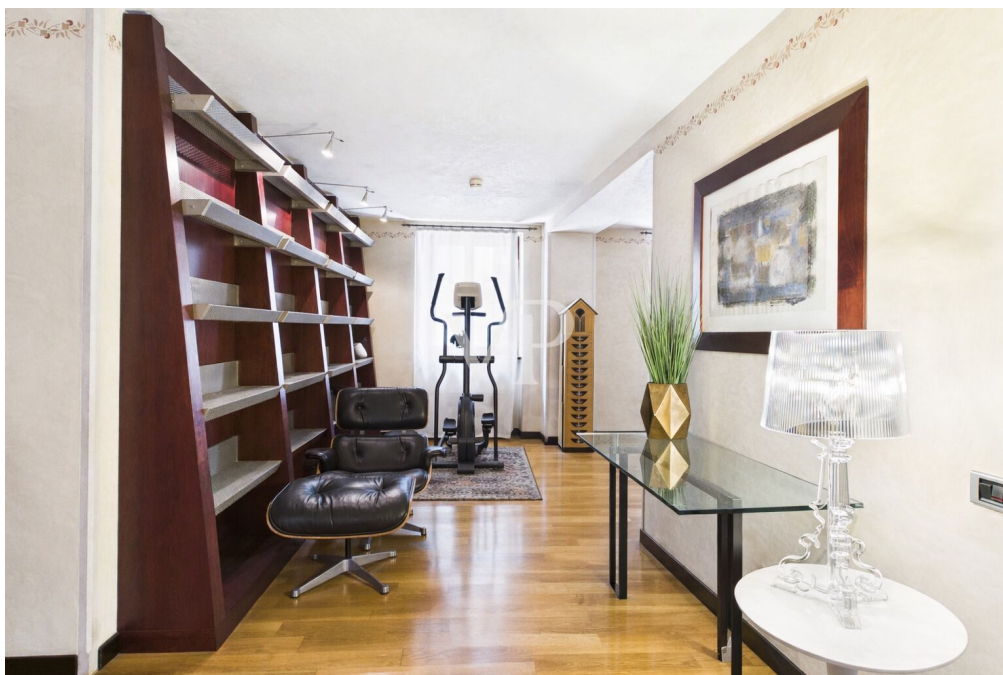
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## The property



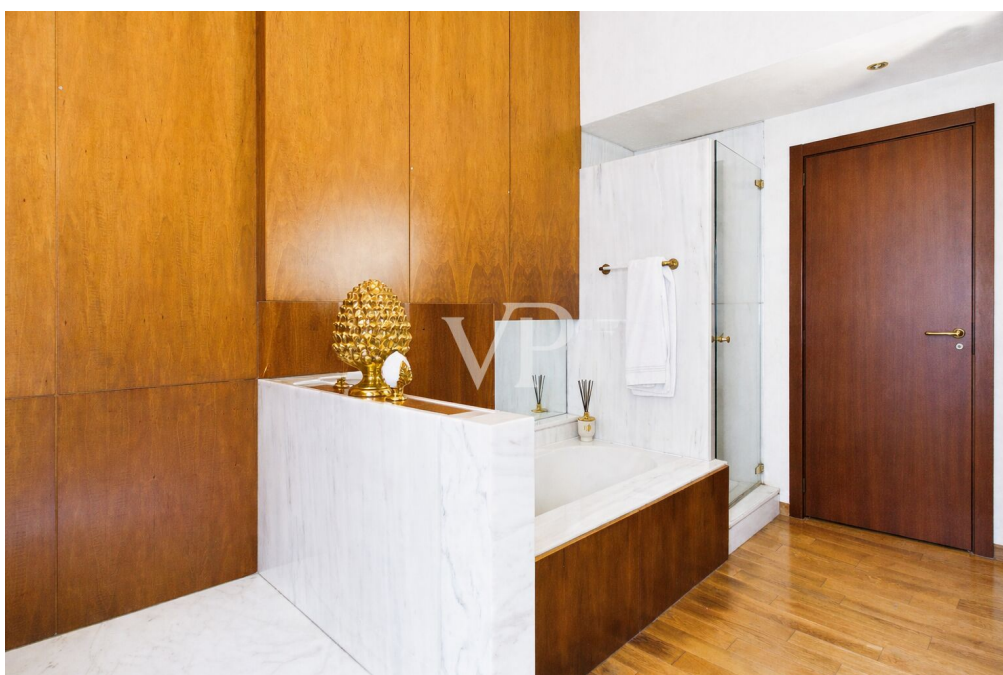
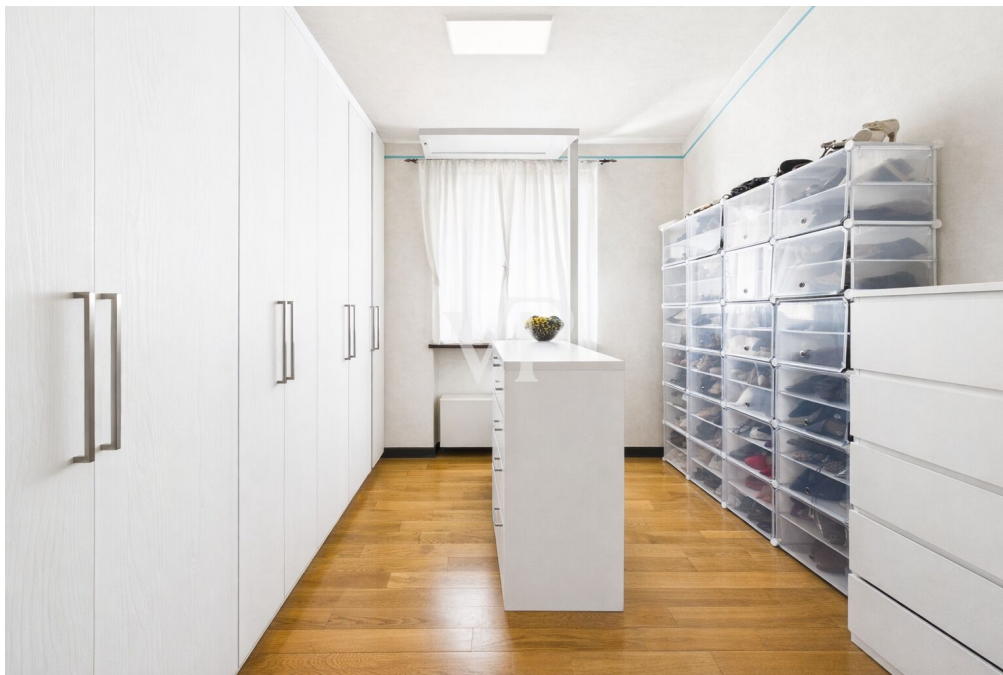
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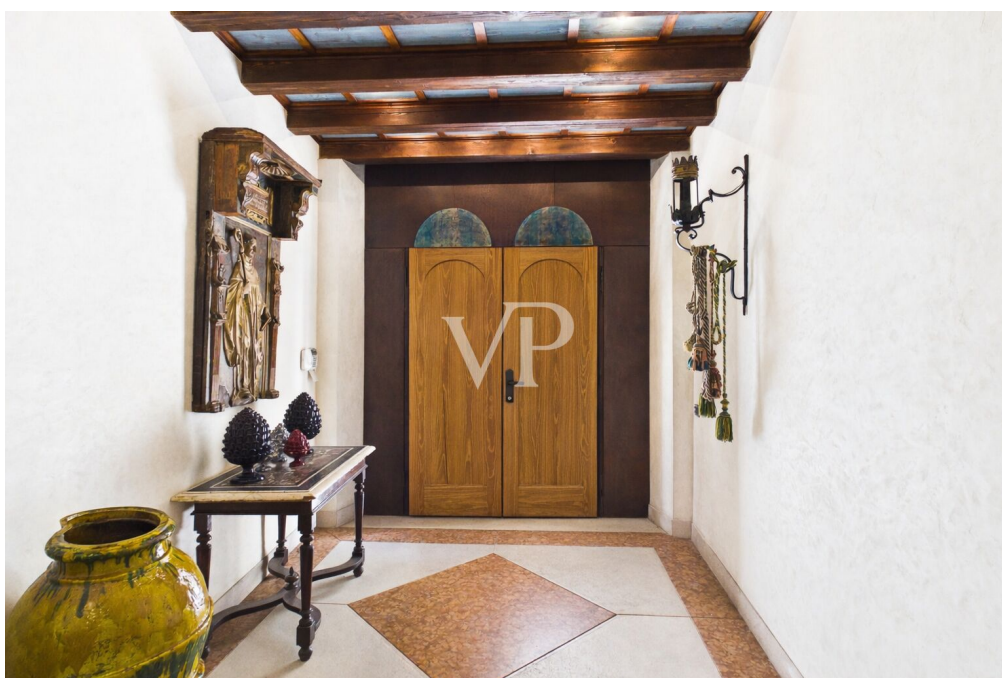
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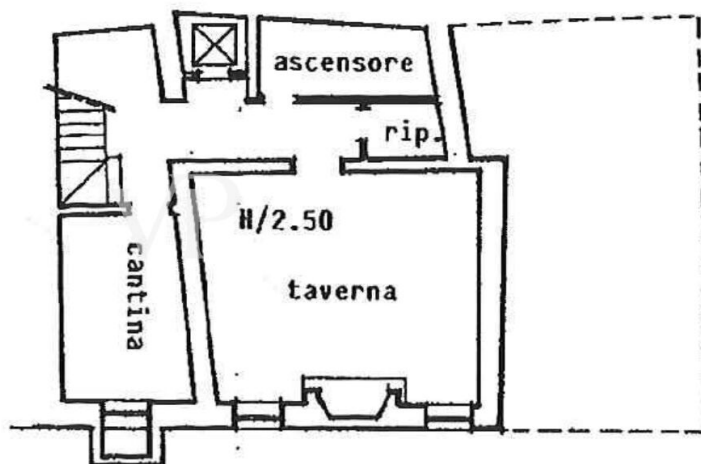


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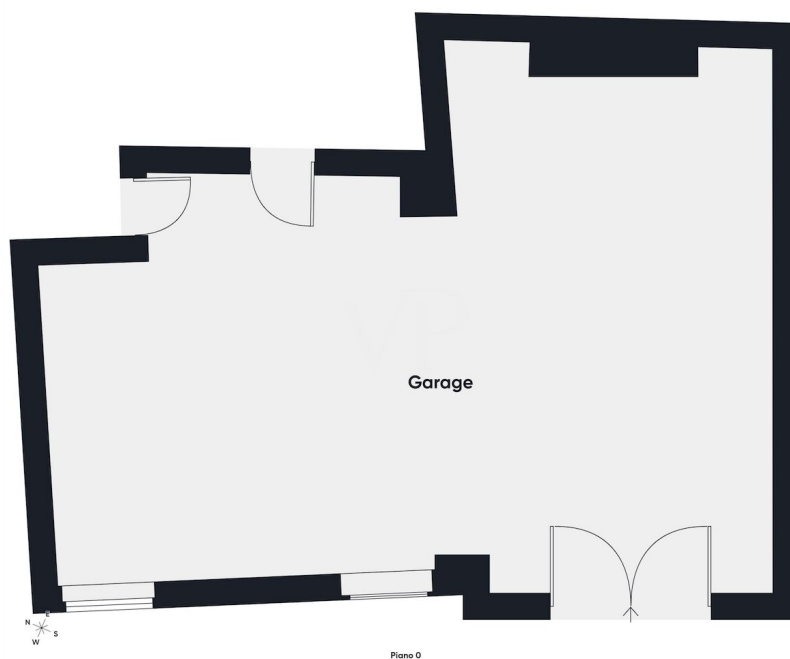


PIANO INTERRATO



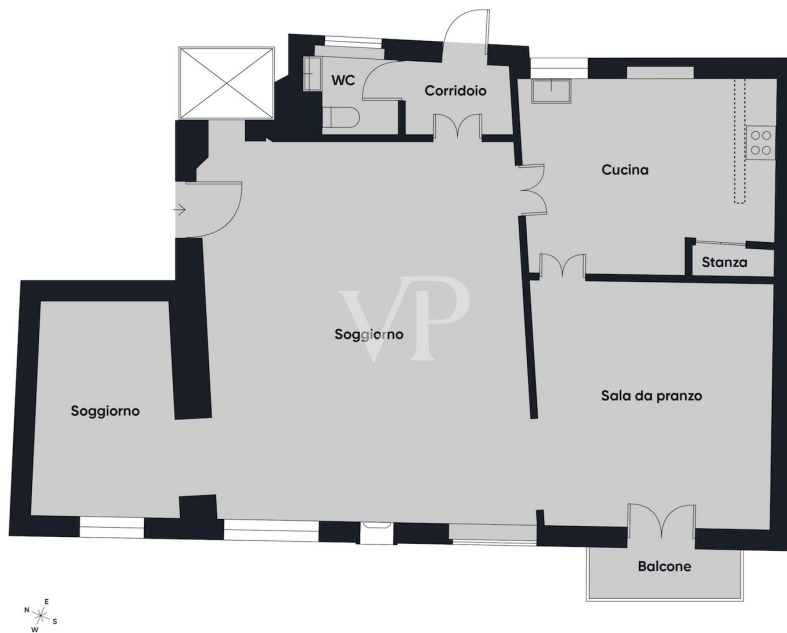
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## Floor plans





Piano 1



Piano 2



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**

**Sky-ground mansion. In the most authentic heart of Verona, in a central but reserved and quiet location, we offer an entire period mansion dating back to the Napoleonic period, independent, restored, inhabited and distributed on four above-ground levels plus a basement, with a total area of 530 sq. m.**

**The building retains intact the charm of the historic residence, with an important wooden front door, windows also made of wood, and architectural details of great character. The facade has been painted and the roof is in good state of preservation. An element of great strategic value is the absence of artistic or historical restrictions.**

**The property is served by an internal elevator that conveniently connects all levels, with a spacious, elegant and highly functional distribution of space.**

**On the ground floor opens a spacious entrance; a triple garage and a technical room complete the level.**

**On the first floor there is a first living area with an entrance hall, living area, two bedrooms, two bathrooms and a storage room.**

**On the second floor, of particular representation, we find a living room with fireplace, TV area, dining room, large kitchen, a balcony, windowed bathroom and pantry; all embellished with coffered ceiling and Venetian floor.**

**On the third floor is the main sleeping area, consisting of master bedroom with private bathroom, two more bedrooms and an additional bathroom.**

**In the basement tavern and laundry area.**

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## **Details of amenities**

- **Triple garage with motorized overhead door**
- **Historic finishes and materials**
- **Alarm system and video surveillance**
- **Designer elevator**
- **Provision for sauna and spa**

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## **All about the location**

**This property boasts a location that can be described as the beating and noble heart of Verona.**

**We are located in the exclusive La Cadrega neighborhood, one of the oldest districts of the city, where time seems to stand still. Being here means experiencing the most authentic soul of Verona, made up of quiet alleys and historic families.**

**The property is located exactly behind Piazza delle Erbe, considered the most beautiful square in Italy: just a few steps from the historic market, the Lamberti Tower and the prestigious boutiques of Corso Porta Borsari. The proximity to Juliet's House and the Duomo allows you to breathe in the artistic and cultural atmosphere of the Scaliger city every time you leave home.**

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## **Contact partner**

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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**Largo Dante Alighieri, n.3, 25087 Salò**

**Tel.: +39 0365 690596**

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

*To the Disclaimer of von Poll Immobilien GmbH*

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