



## Duplex for sale in Savignano sul Panaro

### Doccia

### € 270.000

### Ref. CBI132-1802-25



**230 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

Savignano sul Panaro, center

We present a duplex apartment on the third floor without a lift, in an area well served in the heart of Savignano.

At the entrance you will find a large room, equipped with a wood stove and finished in parquet, connected to the kitchen in a partially open environment.

From the external French window you enter the real jewel of the house, a 55 sqm terrace overlooking the bell tower, and communicating with the two bedrooms from which you can access it; these share a well-finished bathroom with shower located along the corridor which, together with an always practical closet, completes the sleeping area.

Going upstairs, with a spiral staircase, internal and well maintained, there is the third bedroom combined with the second bathroom, also with window and shower, with access to a second terrace of over 20 square meters.

The house is finished in parquet, wooden window frames with double glazing, newly renovated radiators, electric shutters and electric curtain on the terrace.

At the lower level there is a cellar and two single sheds.



## Features

Property ID: CBI132-1802-25	Contract: Sale
Categoria: Duplex	Address: Via Doccia, 170
Municipality: Savignano sul Panaro	Zona: Doccia
Total sqm: 230 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 4
Internal condition: Excellent	Floor: 3
Total floors: 3	Independent heating: Heating
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present, 70 sq.m.	Kitchen: Small Kitchen
Garage: for one car	









