



Apartment for sale in Bologna San Vitale € 695.500 Ref. CBI145-2073-1-2



158 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

Bologna - Historic Center - Via San Vitale Adjacency

Via San Sigismondo - Apartment - 158 m2 - Private Garden - New Business

In the San Vitale district, the heart of the city of Bologna, a stone's throw from the main shopping and leisure streets, a splendid apartment of approximately 158 m2 is for sale on one level and accessible via a private courtyard. The entrance leads to the living room with kitchenette, bathroom on the floor, bedroom/wardrobe, double bedroom with exclusive bathroom with window and further bedroom. Finally, the apartment has a large exclusive garden. The buyer will be able to take advantage of tax benefits.

The renovation will also include the installation of the lift in the stairwell, PVC window frames, the central heating system with individual consumption accounting, preparation of an independent cooling system, electrical system with home automation system, chronothermostat in each main room and system video intercom.

The building also has a basement with the cellars belonging to the apartments and a bicycle storage room.

The project consists of a building renovation with a change of use from offices to residential with the creation of 7 apartments of different sizes, some of which have a garden, loggia or terrace to extend the living space into the open air. The combination of tradition and innovation is perfect thanks to the meticulous attention to preserving the historical characteristics of the building while incorporating them into the typical comfort of modern homes. The result is a balanced mix of frescoes, regal rooms with high ceilings, an unexpectedly large garden and modern home automation systems and cutting-edge systems.

Ref. 2073-1-2



Broker Manager Pasquale Fusco
(Non-binding document for contractual purposes)

Certification

Energy Class: A1

Features

Property ID: CBI145-2073-1-2	Contract: Sale
Categoria: Apartment	Address: Via San Sigismondo
Zip Code: 40126	Municipality: Bologna
Zona: San Vitale	Total sqm: 158 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 5	Internal condition: Restored
Floor: Ground Floor	Total floors: 3
Independent heating: Central Heating with Counter	Lift: Yes
Date of construction: 2024	Garden: Private, 158 sq.m.
Kitchen: Exposed Kitchen	





