



## Apartment for sale in Bologna San Vitale € 340.500 Ref. CBI145-2073-1-3



**79 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

Bologna - Historic Center - Via San Vitale Adjacent to Via San Sigismondo

New Business - Apartment - Three-room apartment - 79 m2 - Mezzanine - First floor

In the San Vitale district, the heart of the city of Bologna, a stone's throw from the main shopping and leisure streets, an apartment is for sale with entrance, living room and kitchenette, bathroom, bedroom and closet, while in the mezzanine area we find a further bedroom and closet, convertible into a second bathroom and cellar. 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.

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Broker Manager Pasquale Fusco

**Prime Properties**

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(Non-binding document for contractual purposes)

## Certification

**Energy Class:** A1

## Features

Property ID: CBI145-2073-1-3	Contract: Sale
Categoria: Apartment	Address: Via San Sigismondo
Zip Code: 40126	Municipality: Bologna
Zona: San Vitale	Total sqm: 79 sq.m.
Bedrooms: 2	Bathrooms: 1
Rooms: 3	Internal condition: Restored
Floor: 1	Total floors: 3
Independent heating: Central Heating with Counter	Lift: Yes
Date of construction: 2024	Kitchen: Exposed Kitchen

















