



## **Penthouse for sale in Olbia**

### **Olbia città**

### **€ 215.000**

### **Ref. CBI040-778-10370**



**156 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5**

For sale in Olbia Very central apartment on the second floor without lift. A few steps from the Basilica of San Simplicio, the property is spread over one level, and is divided into a comfortable square-shaped entrance which leads to the eat-in kitchen, large living room and large double bedroom. A second corridor leads us to the other 3 bedrooms, 2 of which are large and comfortable, 2 bathrooms and a closet with window. Due to its conformation, the property has a strong potential being single on the floor, it can be divided into several residential units or in a B&B. Heating with pellet stove and ducted system. The property, although dated, can also be inhabited immediately.

Mirroring the second floor, the first floor is also for sale, and the fourth floor/attic with a terrace of about 40 sq m. At present, in fact, the building has 4 floors, 3 of which are for sale, including the attic. The commercial ground floor is also for sale. Very central with an urban panorama and less than 300 meters from the city's railway station, it can easily be converted into an accommodation facility with private parking, or into an elegant building with lift and more apartments per floor. The structure of each single floor lends itself with little, to obtain 3 individual apartments and each with private internal parking. The entrance hall and the large staircase can easily accommodate the lift. The property is in need of modernisation, but not complete if you consider that the modern, thermal break and double glazing fixtures were completely replaced about 8 years ago. Even the individual ducted pellet boilers are also recently replaced. Great Investment!!



## Certification

**Energy Class:** G

## Features

Property ID: CBI040-778-10370	Contract: Sale
Categoria: Penthouse	Address: Via San Simplicio, 12
Zip Code: 7026	Municipality: Olbia
Zona: Olbia città	Total sqm: 156 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 5	Internal condition: Middling
Floor: 4	Total floors: 4
Independent heating: Heating	Date of construction: 1964
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Sea distance: 1.500 meter
Kitchen: Regular Kitchen	









