



COLDWELL BANKER

PRIME PROPERTIES

Prime Properties  
Via Santo Stefano, 29/D - 40125 Bologna (BO)  
(+39) 051 0301284

## Apartment for sale in Bologna

### Centro storico

€ 455.000

Ref. CBI145-2197-164



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

Bologna - Historic Center - Near via Marconi

104 m2 - Habitable terrace - Bright - Good condition

In the historic center, a few steps from Piazza dei Martiri and the heart of Bolognese shopping, an apartment is available on the fourth floor of a building with a lift. The very bright apartment with silent views has well-distributed spaces. Entrance with large corridor, kitchen with access to the balcony overlooking a silent interior, as well as the large living room, characterized by English French windows that lead to the habitable terrace with automated awning and view of San Luca. In the sleeping area we find two double bedrooms and a single bedroom, as well as two bathrooms, one with a bathtub and one with a shower. There is a 19m2 cellar in the basement and an unassigned condominium parking space, independent heating, low condominium fees and air conditioning.

Ref. 2197 - 164

Broker Manager Pasquale Fusco

Non-binding document for contractual purposes

### Certification

Energy Class: D

EPgInr: 205.00 kwh/□

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## Features

Property ID: CBI145-2197-164	Contract: Sale
Categoria: Apartment	Address: Via Don Giovanni Minzoni
Zip Code: 40121	Municipality: Bologna
Zona: Centro storico	Total sqm: 104 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 5	Internal condition: Good
Floor: 4	Total floors: 5
Independent heating: Heating	Parking space: Uncovered Parking
Lift: Yes	Date of construction: 1950
Current Status: Available after the deed of sale	Condominium costs: € 70
Balconies: Present	Terrace: Present
Garden: Common	Kitchen: Regular Kitchen







