

# Via Marghera

Rif: T2258

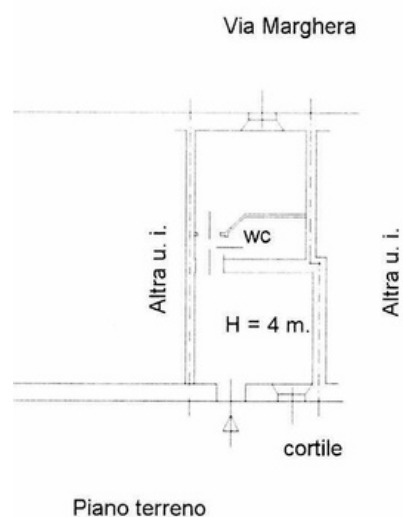


Information	
Price	€ 390.000
Square footage	50 sqm
Year of construction	1940
Floor	Ground Floor
Maintenance	Renovated
Rooms	1
Kitchen	open kitchen
Bathrooms	1
Box	Parking space to buy
Heating system	Independent
Condominium fees	€ 850
Energy rating	G – 360,02 kWh/sqma

## Via Marghera – MM Wagner

This charming 50sqm apartment is located in a quiet and private alley, inside a period building from the 1940s. On the ground floor, with direct access from the condominium courtyard, this home is a true jewel that combines comfort and style.

The apartment opens onto a living room with open kitchen; adjacent, the double bedroom offers a welcoming refuge, while the large bathroom has been designed to ensure maximum comfort. Recently renovated and furnished, this space is ready to be inhabited without any intervention. Among the amenities, independent heating and air conditioning ensure an ideal climate in every season. Furthermore, there is a cellar and the possibility of purchasing a very comfortable parking space within the context, a real plus in such a central area. The residence is located in the lively Marghera/Wagner district, a few steps from Corso Vercelli and the Pallavicino Park. This area is in high demand and well served by public transport and a wide range of services, including shops, restaurants, clubs, schools and supermarkets. All this makes this solution also ideal as an income investment. Price € 390,000.00 Energy certification G - 360.02 kWh/sqm-year



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