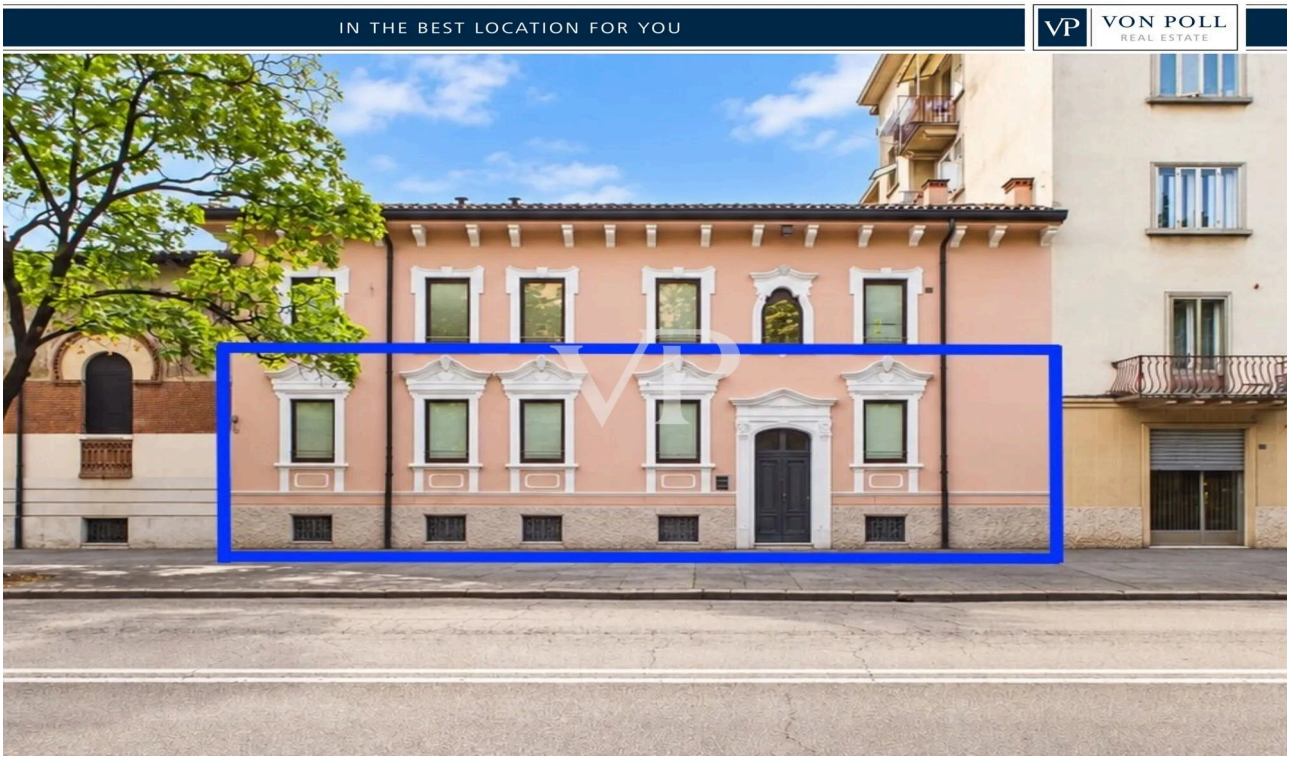
Verona

# Renovated apartment in a two-family home with a garage

*Property ID: IT264153164*




PURCHASE PRICE: 400.000 EUR • LIVING SPACE: ca. 110 $m^2$ • ROOMS: 4

Property ID: IT264153164 - 37121 Verona


- At a glance
- The property
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT264153164 - 37121 Verona

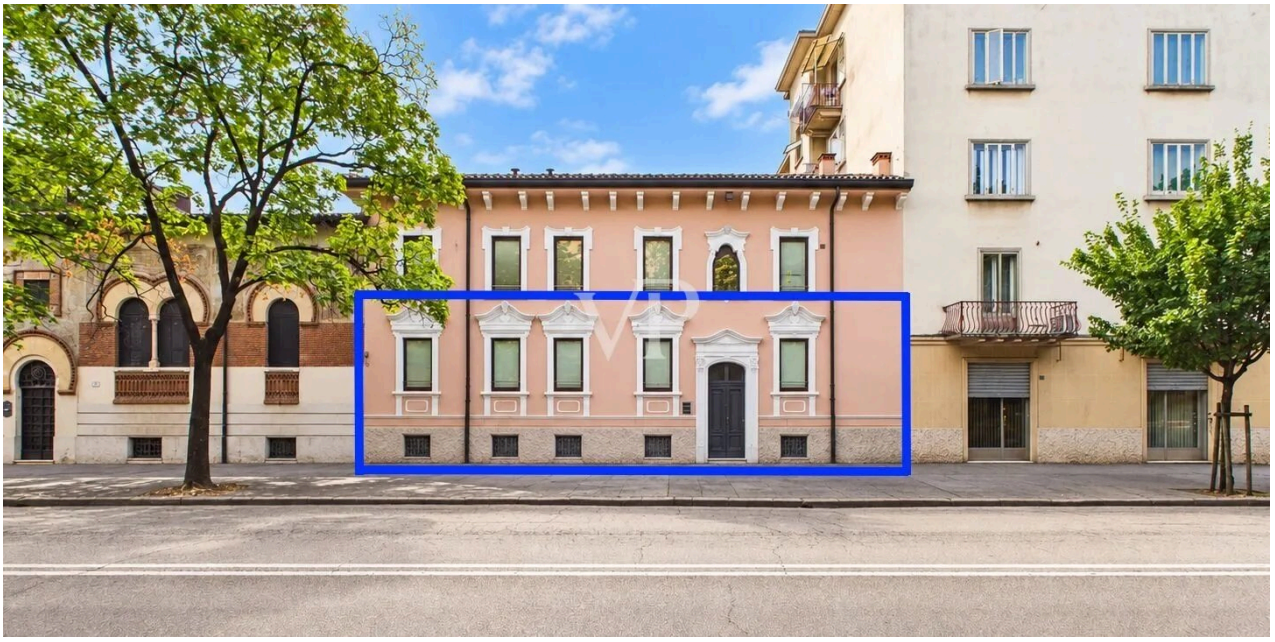
# At a glance

| | |
|---|---|
| Property ID | IT264153164 |
| Living Space | ca. 110 m² |
| Floor | 1 |
| Rooms | 4 |
| Bedrooms | 2 |
| Bathrooms | 2 |
| Year of construction | 1970 |
| Type of parking | 1 x Garage |

| | |
|---|---|
| Purchase Price | 400.000 EUR |
| Type | Apartment |
| Total Space | ca. 110 m² |
| Condition of property | Modernised |
| Usable Space | ca. 75 m² |

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# The property





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# Floor plans

## PIANO PRIMO

Locale abitazione :
sup. netta 55 mq
sup. lorda 75 mq

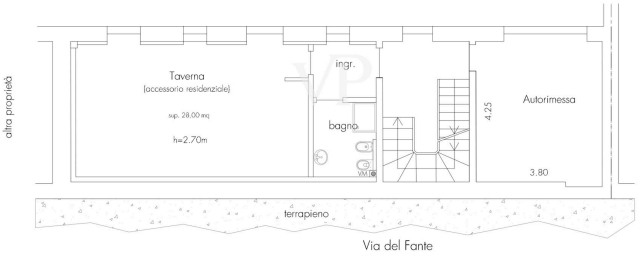



VIA DEL FANTE

## PIANO TERRA / SEMINTERRATO

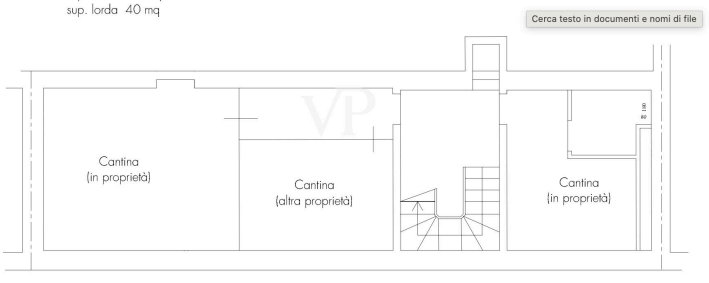
Locale taverna :
sup. netta 35 mq
sup. lorda 48 mq

Locale autorimessa :
sup. netta 16 mq
sup. lorda 20 mq




## PIANO INTERRATO

Locale cantina :
sup. netta 34 mq
sup. lorda 40 mq




This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT264153164 - 37121 Verona

# A first impression

In Verona, on Via del Fante, just a stone's throw from the courthouse and the historic center, you'll find this charming apartment on the mezzanine level of a two-family home, fully renovated and furnished.

The entryway opens onto a spacious living room with an open kitchen—bright and meticulously designed down to the last detail. The sleeping area includes two bedrooms, both served by two bathrooms with windows and showers. There is also a spacious basement living area on the ground floor with a bathroom and kitchenette—perfect for relaxing or entertaining guests—as well as a wine cellar.
A garage is included on the ground floor.

Among the home’s amenities: air conditioning, Venetian blinds, and independent heating, a security door, a video intercom, and a safe.

The location is a real highlight: the apartment is just a few minutes’ walk from the heart of Verona, with its historic streets, shops, and main city amenities, all while retaining the tranquility of a residential neighborhood.

Property ID: IT264153164 - 37121 Verona

# Details of amenities

- air conditioning,
- Venetian blinds
- independent heating
- security door
- video intercom
- safe
- garage
- basement
- basement living area

Property ID: IT264153164 - 37121 Verona

# All about the location

The property is located on Via del Fante, in the Cittadella neighborhood, one of the most sought-after residential areas in Verona's historic center. This location combines the tranquility of a residential street with the convenience of having everything within easy reach: Piazza Bra and the Arena, Corso Porta Nuova, and the downtown shopping streets are all just a few minutes' walk away.

The area offers a wealth of amenities: shops, cafes, restaurants, schools, offices, and banks. It is also well-connected by public transportation, allowing for easy access to the Porta Nuova train station and the main roads leading out of the city.

An ideal option for those who want to experience the historic center with convenience, whether as a primary residence or as an investment, given the high demand for properties in this area.

Property ID: IT264153164 - 37121 Verona

# Contact partner

For further information, please contact your contact person:

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