

# Via L. Ghiberti

Rif: T5112



Via Ghiberti – Fiera area

Charming 1920s period villa arranged over four levels, with a total surface area of 241 sqm, enhanced by a well-maintained planted garden of approximately 60 sqm.

The property is laid out as follows:

Basement level: spacious eat-in kitchen with dining area and fireplace, bathroom, storage room, and direct access to the garden;

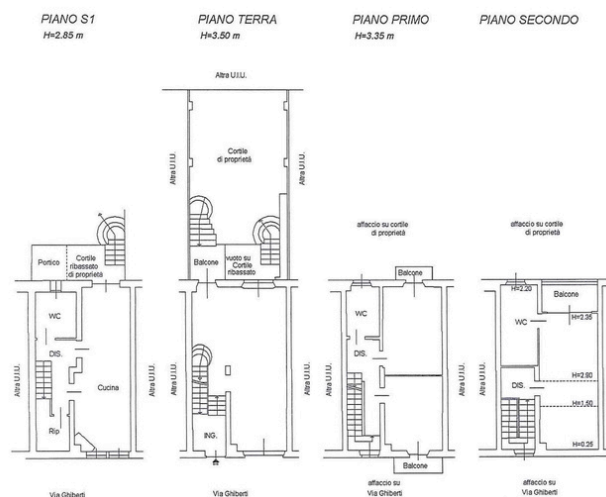
Ground floor: bright double living room with direct access to the garden and a small terrace;

First floor: two large double bedrooms, bathroom, and two balconies;

Second floor: elegant master bedroom with en-suite bathroom and balcony.

The property is in good internal condition and features independent heating and air conditioning. Additional amenities include an alarm system, video intercom, and security door. Flooring is in parquet and ceramic. Price: € 1,790,000. Energy class: F – 100 kWh/sqm per year

| Information          |                      |
|----------------------|----------------------|
| Price                | € 1.790.000          |
| Square footage       | 260 sqm              |
| Year of construction | 1920                 |
| Floor                | I + T + 1 + 2        |
| Maintenance          | Buono                |
| Rooms                | 3                    |
| Kitchen              | eat-in kitchen       |
| Bathrooms            | 3                    |
| Box                  | none                 |
| Heating system       | Independent          |
| Condominium fees     | € 0                  |
| Energy rating        | DF- 100 kWh/sqm year |



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