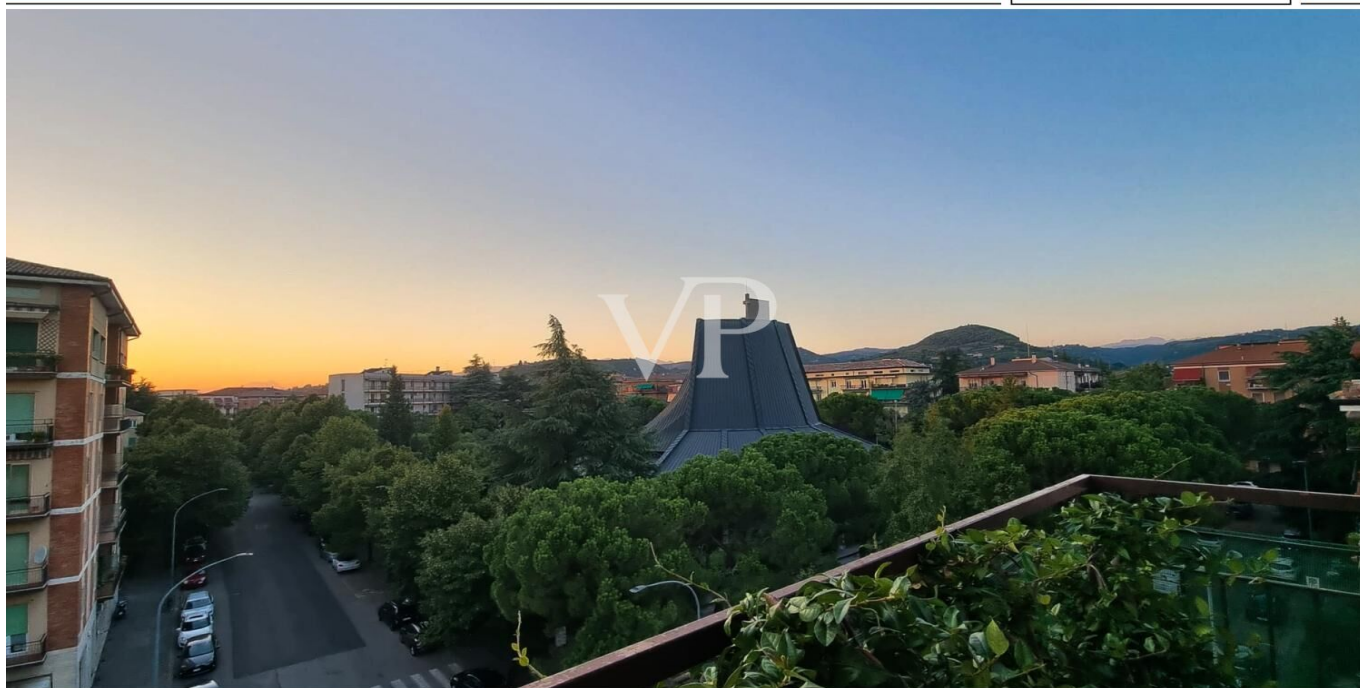


Verona

## Your home + immediate income: two apartments in Ponte Crencano, Verona

Property ID: IT254151981



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 584.000 EUR • LIVING SPACE: ca. 220 m<sup>2</sup> • ROOMS: 7**

Property ID: IT254151981 - 37126 Verona

- At a glance
- The property
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Property ID: IT254151981 - 37126 Verona

## At a glance

Property ID	IT254151981
Living Space	ca. 220 m²
Floor	4
Rooms	7
Bedrooms	3
Bathrooms	2
Year of construction	1964

Purchase Price	584.000 EUR
Commission	Subject to commission
Total Space	ca. 240 m²
Equipment	Terrace

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## Energy Data

Energy Source	Remote	Energy Certificate	Energy demand certificate
Energy certificate valid until	27.05.2034	Final Energy Demand	97.77 kWh/m²a
Power Source	Gas	Energy efficiency class	B
		Year of construction according to energy certificate	1964

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## The property



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## The property



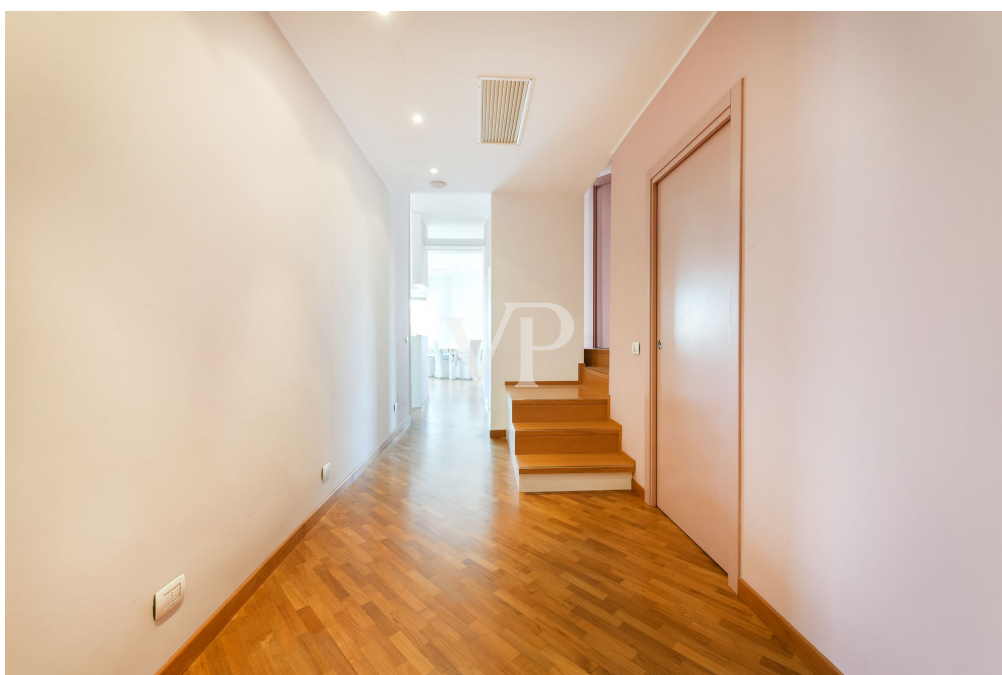
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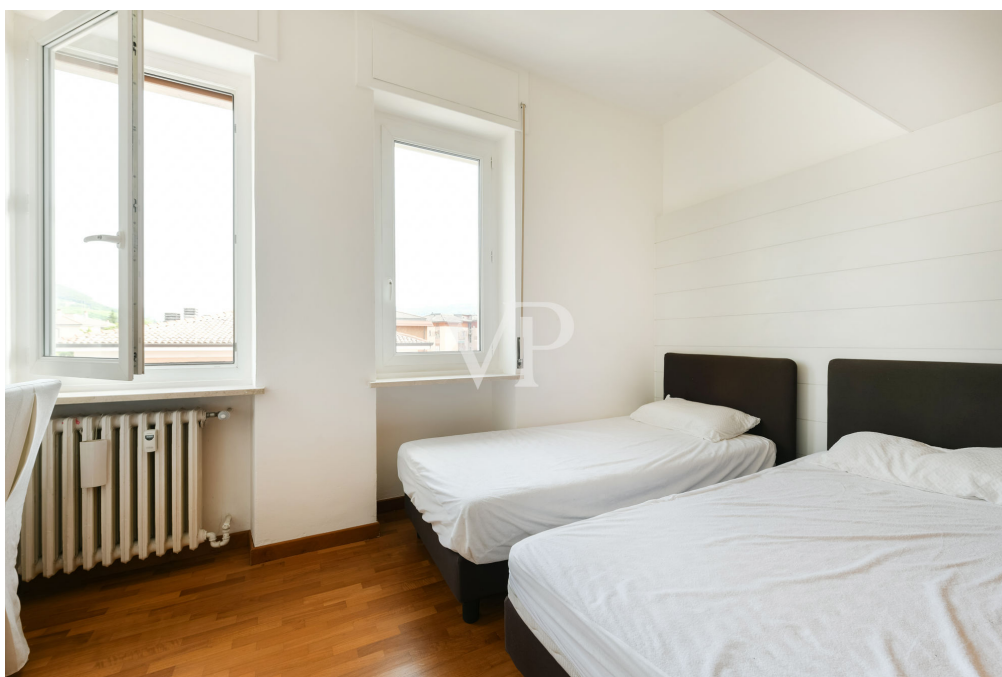
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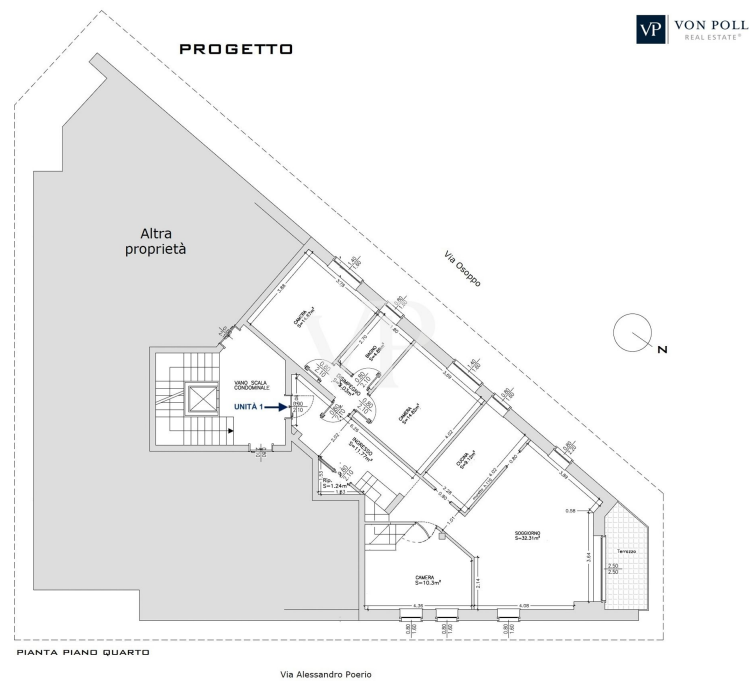
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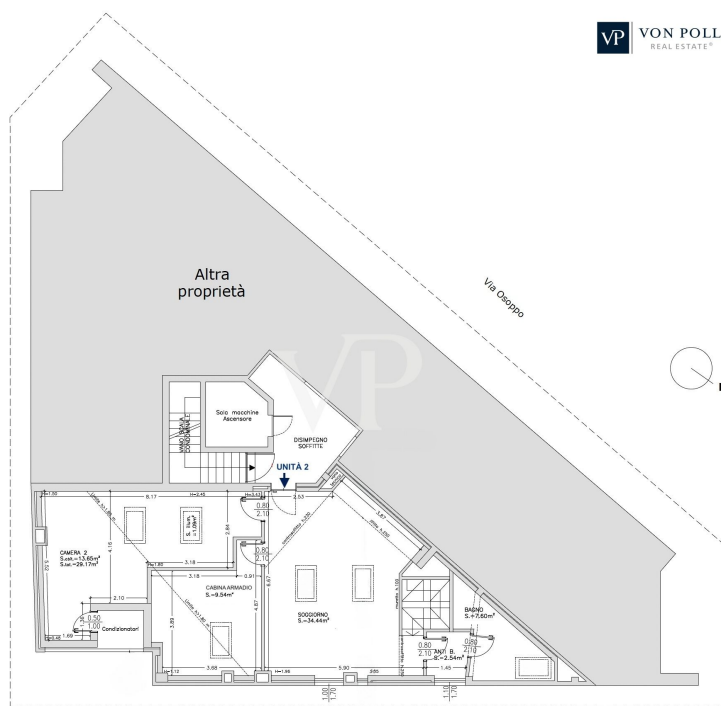
## The property



Property ID: IT254151981 - 37126 Verona

## Floor plans





PIANTA PIANO QUINTO (SOTTOTETTO)

Via Alessandro Poerio

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.

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## A first impression

Ponte Crencano. We offer for sale two independent apartments located on two consecutive levels (fourth and fifth floor - last), with a total area of about 240 square meters commercial.

Both are currently rented, representing an immediate income solution.

Extremely versatile solution, ideal for:

1. Investors interested in an already active double rental income
2. Those who wish to live in one of the two apartments, leaving the other for income
3. Those looking for a unique residence on two levels, connectable by existing internal staircase, as it was originally.

Unit 1 - Fourth-floor apartment with panoramic terrace

The apartment opens onto an entrance hall that leads to a large 42-square-meter living area, consisting of:

- Modern open kitchen
- Dining room with large convivial table
- Cozy and bright sofa area
- Direct access to the terrace, excellent sun exposure that offers beautiful sunset views and a cool breeze coming from Avesa.

Sleeping area:

- Two double bedrooms
- Single bedroom
- Windowed bathroom with shower
- Utility room

Unit 2 - Attic apartment on the fifth and top floor of the building:

- Living area of 35 sqm, with open kitchen, sofa and fireplace
- Windows and velux give great brightness
- Two bedrooms
- Windowed bathroom with shower and ante-bathroom

Two attics complete the property.

Equipment and technical features:

- Complete renovation (2009)

- Air conditioning: ducted on the fourth floor, split on the fifth
- Thermal break windows and doors, motorized velux.
- Roof thermal insulation and suspended ceilings
- Electrical and plumbing systems redone
- Boiler recent

Carport included in the price

Possible extra garage 100 meters away

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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