

## Guest house for Sale to Venezia Area: San Polo



### **221 square meters | Bathrooms: 5 | Rooms: 7**

CORTE MOLIN RESIDENCE (PROPERTY WITH ROOM RENTAL LICENSE)

Area: San Polo, central and oldest district in the heart of the city, a few steps from the famous Rialto bridge and the main fish market, near the Rialto mercato and San Silvestro vaporetto stops, the Alilaguna to and from Marco Polo airport, convenient to bars, typical restaurants, local pastry shops, bacari and shops, but located in a quiet corner away from the confusion. The location is highly appreciated not only for its proximity to various types of services, but also for the silence and tranquility that can be enjoyed.

Palace: ground floor block with independent entrance, completely renovated in 2016 with fine finishes. Property dating back to 1278 restricted by the Fine Arts, first the house that gave birth to the beautiful Bianca Cappello (1548-1587), lover and then wife of the Grand Duke of Tuscany Francesco I de' Medici, famous for having been at the center of numerous intrigues and later residence of the 99th doge of the Republic of Venice, Francesco Molin (elected in 1646).

The residence overlooks a small internal courtyard on one side and a pleasant stream on the other, thanks to which you can admire the passage of the residents' gondolas or small private boats.

INTERIOR: The property is composed of: entrance with reception, 5 bedrooms with private bathroom, common living room, kitchen and further room with the possibility of creating a breakfast room or an extra bedroom. Nice private courtyard ideal for reading a book, sipping tea or chatting with friends. The furnishings are in Venetian style, the walls are covered in silk, the original wooden beams and

in some points it is possible to enjoy the view of the masonry of the time. The floors are covered with hypoallergenic carpet to muffle any noises from suitcases or footsteps.

**ROOMS:** 3 rooms have king size beds, 1 room has queen size beds and 1 room has standard beds. In the 3 largest bedrooms it is possible to add a third bed or a cot. All 5 rooms have a completely renovated private bathroom with shower, hairdryer and bidet (except one room). Orthopedic and hypoallergenic mattresses, wardrobe.

- In all rooms: air conditioning, inverter, heating, card to turn on the electricity, key, minibar, kettle, coffee machine, TV, safe.

**SEPTIC TANK:** According to what was established by the Veneto Regional Administrative Court in 2023, it is mandatory for tourist accommodation in Venice to be equipped with septic tanks. The regulations in force in Venice which require the installation of septic tanks or equivalent systems for the treatment of sewage, in fact this property has exclusive, appropriately sized septic tanks.

Request €1,500,000

Reference SP147

## Property details

<b>Code:</b> SP147	<b>Reason:</b> Sale
<b>Typology:</b> Guest house	<b>Region:</b> Veneto
<b>Province:</b> Venezia	<b>Municipality:</b> Venezia
<b>Area:</b> San Polo	<b>Price:</b> € 1.500.000
<b>Surface:</b> 221 square meters	<b>Bathrooms:</b> 5
<b>Rooms:</b> 7	<b>Conditions:</b> Restored
<b>Exterior sqm:</b> 10 square meters	<b>Independent Heating System:</b> Independent

## Nearby

Gyms	Spa	Soccer Fields	Fitness Centers
Sports Complex	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices	Vaporetto Proximity	Canal Proximity	





