

## Flat for Sale to Venezia Area: Cannaregio



**140 square meters | Bathrooms: 1 | Bedrooms: 3 | Rooms: 7**

VENICE CANNAREGIO a few steps from the F.TE NOVE stop, we are offering you a top floor (second) independent entrance, bright with an open view that extends over the roofs, in fair condition, composed and distributed as follows:

From a quiet side street you enter the large exclusive entrance where there was a well, still present with the curb, and where, through an arch, we can access a large windowed room currently used as a warehouse. Going up the stairs we arrive directly to the second floor, on which, we find an entrance hall that leads to a living room, bathroom, dining room, and eat-in kitchen, in addition to these rooms we then have a storage room / boiler room, 2 single bedrooms, a double bedroom, a wardrobe hallway, and finally the beamed attic that insists on the entire surface of the property, with a fair internal height, and a dormer window for which it would also be possible to hypothesize requesting permits for the construction of the roof terrace.

The cadastral surface area is 140 m2, and the independent configuration would also allow the construction of suitable septic tanks for tourist accommodation use.

autonomous gas heating

Asking price €495,000

Reference CG342

### Property details

<b>Code:</b> CG342	<b>Reason:</b> Sale
<b>Typology:</b> Flat	<b>Region:</b> Veneto
<b>Province:</b> Venezia	<b>Municipality:</b> Venezia
<b>Area:</b> Cannaregio	<b>Price:</b> € 495.000
<b>Surface:</b> 140 square meters	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 1	<b>Rooms:</b> 7
<b>Conditions:</b> Not-Bad	<b>Floor:</b> 2
<b>Independent Heating System:</b> Independent	<b>Building Year:</b> 1700
<b>Kitchen:</b> Eat-in-Kitchen	

## Features

Tv Antenna: No	ADSL Coverage	Cellar
Keys: Owner	Ceiling Heights	Bathroom: Bath tub

## 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	











