

## Flat for Sale to Venezia Area: San Polo



**130 square meters | Bathrooms: 2 | Bedrooms: 2 | Rooms: 8**

VENICE SAN POLO, just steps from the Rialto Bridge, we offer a property that captures all the charm of authentic Venice. Located on the first floor of a historic building, this residence, currently used as a tourist accommodation, combines the value of traditional Venetian architecture with a careful, contemporary renovation, carried out with artisanal care and architectural sensitivity. Access is comfortable and elegant, thanks to a wide and easy staircase that accompanies guests to the entrance of the property. The apartment has a total surface area of approximately 130 m2 (including additional features such as the storage room on the ground floor and the private courtyard), in addition to 27 m2 of terraces.

- Large living area with living area and dining room
- Eat-in kitchen with direct access to a terrace of approximately 12 m2, ideal for outdoor breakfasts - Second terrace of approximately 15 m2 connected to the living area-entrance
- Two double bedrooms
- Two full bathrooms
- Equipped laundry room (exclusive property)
- Storage room on the ground floor for exclusive use

€820,000 requested  
Reference SP150

## Certifications

Energy Class/Level:

## Property details

<b>Code:</b> SP150	<b>Reason:</b> Sale
<b>Typology:</b> Flat	<b>Region:</b> Veneto
<b>Province:</b> Venezia	<b>Municipality:</b> Venezia
<b>Area:</b> San Polo	<b>Price:</b> € 820.000
<b>Surface:</b> 130 square meters	<b>Bedrooms:</b> 2
<b>Bathrooms:</b> 2	<b>Rooms:</b> 8
<b>Conditions:</b> Excellent	<b>Floor:</b> 1
<b>Independent Heating System:</b> Independent	<b>Current Conditions:</b> Vacant possession
<b>Balconies:</b> Yes	<b>Terrace:</b> Yes
<b>Kitchen:</b> Eat-in-Kitchen	

## Features

Cellar	Air-Conditioning	Bathroom: Shower
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## 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	





