

## Flat for Sale to Venezia Area: Lido di Venezia



**77 square meters | Bathrooms: 1 | Bedrooms: 1 | Rooms: 5**

VENICE LIDO, off Via Lepanto, just steps from the beaches and the Santa Maria Elisabetta stop, we offer a renovated top floor apartment with high-quality finishes and excellent furnishings.

The apartment in question, despite being on the top floor, is only a second floor; the stairs leading up to it are in good condition and not at all difficult.

In a recent comprehensive renovation, the existing wooden beams were enhanced, creating the attic effect that distinguishes the spaces. The fixtures, technological systems, flooring, and walls were updated.

The apartment is composed of:

Entrance hall, large living area comprising living room with kitchenette, double bedroom, study (single bedroom) and bathroom.

The property includes a small storage room on the ground floor and a large private outdoor space, with a driveway, also suitable for parking multiple cars.

Importantly, this apartment has independent gas heating, so with low condominium fees, it could also be an excellent solution as a holiday home for the summer.

In addition to the aforementioned independent heating system with radiators, there is also an air conditioning system.

Asking €430,000

Reference LI172

## Property details

|   |  |
|---|--|
| <b>Code:</b> LI172                      | <b>Reason:</b> Sale                            |
| <b>Typology:</b> Flat                   | <b>Region:</b> Veneto                          |
| <b>Province:</b> Venezia                | <b>Municipality:</b> Venezia                   |
| <b>Area:</b> Lido di Venezia            | <b>Price:</b> € 430.000                        |
| <b>Surface:</b> 77 square meters        | <b>Bedrooms:</b> 1                             |
| <b>Bathrooms:</b> 1                     | <b>Rooms:</b> 5                                |
| <b>Conditions:</b> Excellent            | <b>Floor:</b> 2                                |
| <b>Number of Floor:</b> 2               | <b>Independent Heating System:</b> Independent |
| <b>Parking Space:</b> Uncovered Parking | <b>Current Conditions:</b> Vacant possession   |
| <b>Kitchen:</b> Open-Plan Kitchen       |  |

## Features

|        |                  |                  |
|--------|------------------|------------------|
| Cellar | Air-Conditioning | Bathroom: Shower |
|--------|------------------|------------------|

## Nearby

|                    |                   |                     |                 |
|--------------------|-------------------|---------------------|-----------------|
| Gyms               | Spa               | Fitness Centers     | Sports Complex  |
| Bike Lanes         | Playgrounds       | Public Transport    | Kindergarten    |
| Elementary Schools | Schools           | Cafe                | Post Offices    |
| Shopping Centers   | Municipal Offices | Vaporetto Proximity | Canal Proximity |





