Studio Immobiliare Rio Alto
San Polo 56 - 30125 Venezia
Phone number 0412440023 Fax 0412449061

Flat for Sale to Venezia
Area: Castello



120 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

VENICE, Sestiere CASTELLO, a few meters from VIA GARIBALDI, the main artery of the district.
We offer for sale an apartment with a private entrance that extends across the first floor, with the exception of the entrance and storage/understairs area on the ground floor.
The property has been completely renovated, with work completed in mid-2024, and is fully compliant with the certificate of habitability and, most importantly, with a septic tank that meets standards. This makes the property attractive for those looking to invest in Venice's historic center, and it is immediately available for rental as a holiday home.
The floors are precious Venetian terrazzo floors of excellent workmanship.

Leaving behind the large ground floor entrance (where the septic tank and inspection wells are located), which, along with the adjacent understairs space, provides plenty of storage space and currently doubles as a laundry area, a comfortable staircase leads to the first floor. This leads to an entrance hall that serves as a gateway to all the rooms in the house, including:
A spacious, bright and airy living area with double exposure, featuring a modern open-plan kitchen. The living area leads to the apartment's main bathroom; a bedroom with a double bed and walk-in closet; a bedroom with an adjoining master bathroom; and a spacious single bedroom. The apartment has independent heating with a newly installed condensing boiler; every main room in the apartment is also equipped with air conditioning.

An excellent option both as a primary residence and as an investment, the property is well-served by all amenities: the Giardini della Biennale and Arsenale vaporetto stops are just a few minutes' walk away. This makes it easy to reach various points of interest, such as

the Lido beaches, the Tronchetto parking lots, as well as the train station and Piazzale Roma. The city center is less than 15 minutes away: Piazza San Marco and the Rialto area are within easy reach.
In Via Garibaldi we also find supermarkets, pharmacies, shops of all kinds, as well as renowned bars and restaurants.

The asking price for the property is €490,000.00
Reference: CA572

Property details

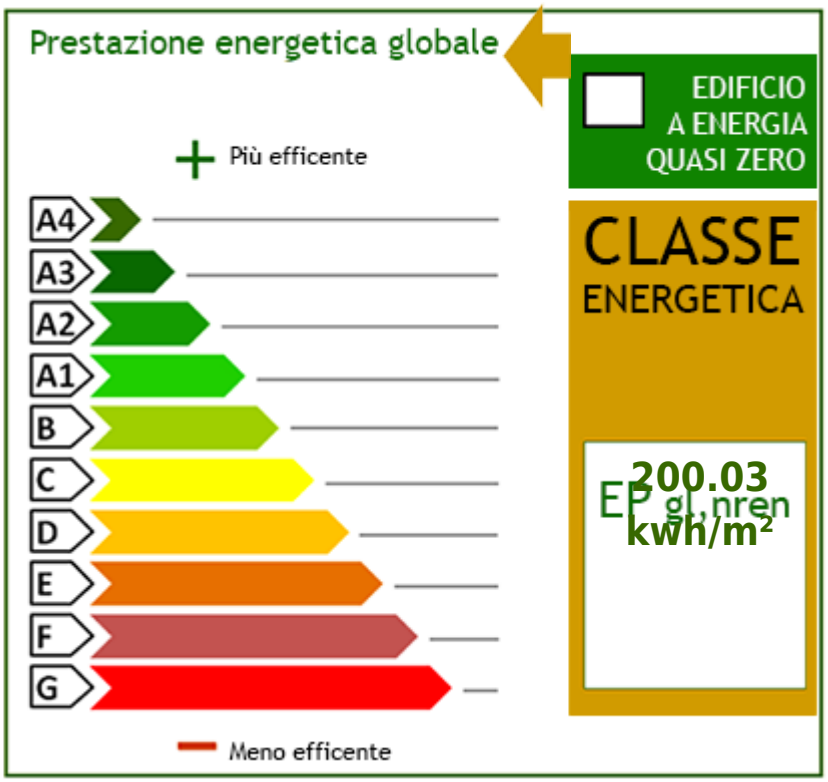
Code: CA572	**Reason**: Sale
Typology: Flat	**Region**: Veneto
Province: Venezia	**Municipality**: Venezia
Area: Castello	**Price**: € 490.000
Surface: 120 square meters	**Bedrooms**: 3
Bathrooms: 2	**Rooms**: 5
Conditions: Excellent	**Floor**: Duplex
Number of Floor: 4	**Independent Heating System**: Independent
Building Year: 1800	**Current Conditions**: Vacant possession
Kitchen: Open-Plan Kitchen	

Features

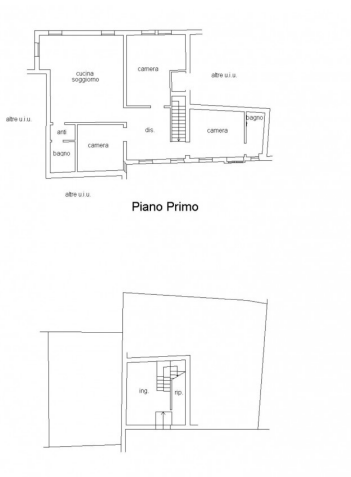
Tv Antenna: No	ADSL Coverage	Cellar: 4 m²
Air-Conditioning	Ceiling Heights	Bathroom: Other

Nearby

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


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EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
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kWh/m²
Meno efficente

















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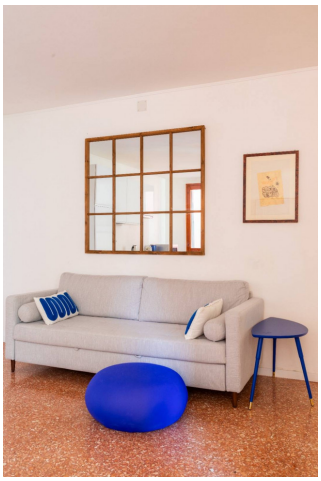






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