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

Flat for Sale to Venezia
Area: Pellestrina - San Pietro in Volta



98 square meters | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5

VENICE - Pellestrina

In Pellestrina, where time seems to slow down and the lagoon accompanies every day with its colors, we offer a house with authentic character, completely restored and ready to move into.
The private entrance leads to a first- and second-floor apartment, where the charm of Venetian tradition meets a meticulously crafted renovation. Exposed wooden beams, high-quality finishes, and a careful selection of materials create a warm, elegant, and welcoming atmosphere.

On the first floor is the intimate and private sleeping area, consisting of two bedrooms and a bathroom, designed to offer tranquility and comfort.

Ascending to the second floor, the atmosphere of the house changes and opens onto its most charming part: a large, bright, and convivial living room, adjacent to a fully equipped eat-in kitchen. A space to be enjoyed every day, perfect for a family dinner, entertaining friends, or simply enjoying the quiet and unique atmosphere of the island.

Making this property even more intriguing is the lagoon view, an element that gives the house a charm that is hard to replicate

elsewhere: light, water, and sky become an integral part of the home.

The complete restoration also included technical aspects, with systems compliant with standards and particular attention to energy efficiency, certified by energy class B.

A home for those seeking more than just square footage: an authentic Venetian retreat, tastefully restored, independent, and overlooking the Pellestrina lagoon.

REF. IS08
Asking price €398,000

Property details

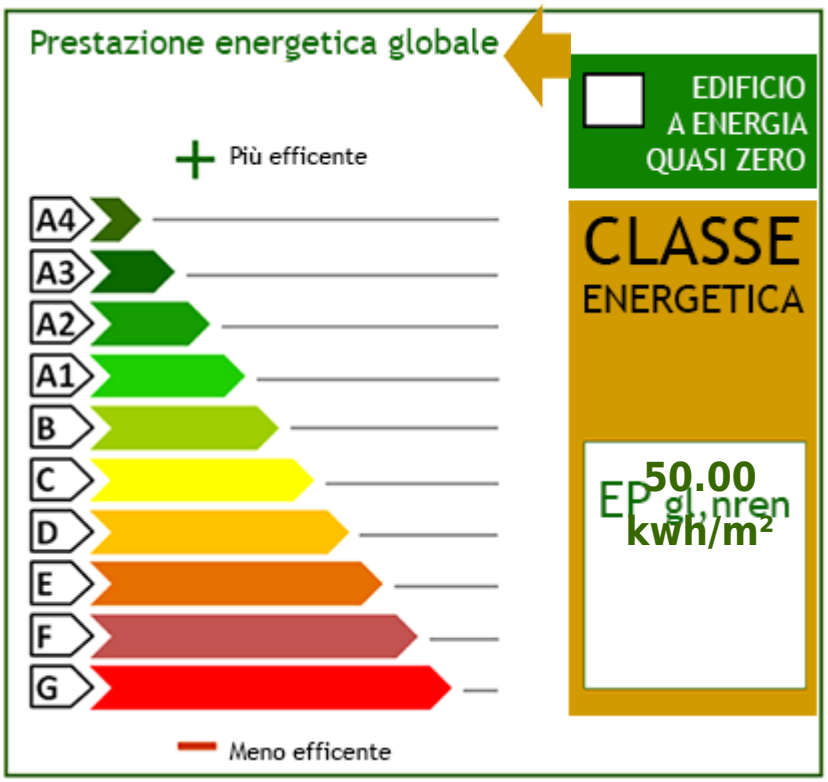
Code: IS08	**Reason**: Sale
Typology: Flat	**Region**: Veneto
Province: Venezia	**Municipality**: Venezia
Area: Pellestrina - San Pietro in Volta	**Price**: € 398.000
Surface: 98 square meters	**Bedrooms**: 2
Bathrooms: 2	**Rooms**: 5
Conditions: Restored	**Floor**: Duplex
Number of Floor: 3	**Independent Heating System**: Independent
Building Year: 1950	**Current Conditions**: Vacant possession
Kitchen: Open-Plan Kitchen	

Features

Tv Antenna: No	ADSL Coverage	Air-Conditioning
Bathroom: Other		

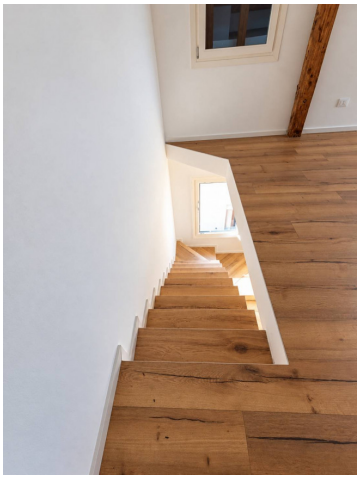
Nearby

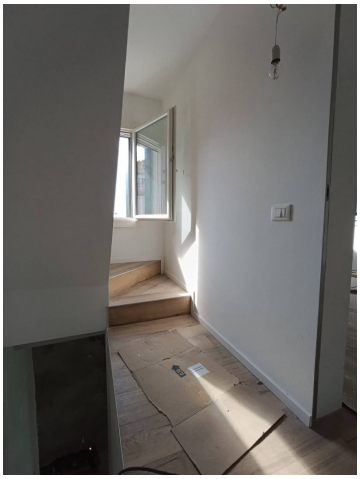
Gyms	Spa	Soccer Fields	Fitness Centers
Sports Complex	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices	Vaporetto Proximity	Canal Proximity	


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
EP gl,nren
50.00
kWh/m²
Meno efficente



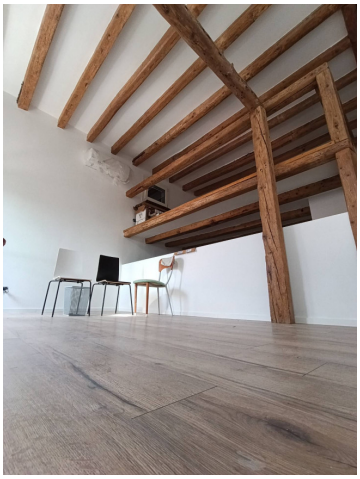














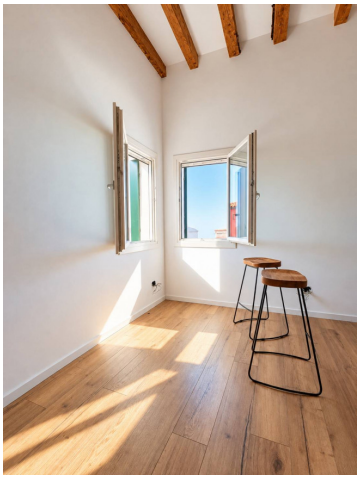
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