

San Lazzaro Di Savena – Emilia-Romagna

## Renovated apartment with terraces and private garden

Property ID: IT252942184



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 459.000 EUR • LIVING SPACE: ca. 130 m<sup>2</sup> • ROOMS: 4

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252942184 |
| Living Space         | ca. 130 m²  |
| Rooms                | 4           |
| Bedrooms             | 2           |
| Bathrooms            | 2           |
| Year of construction | 2004        |
| Type of parking      | 1 x Garage  |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 459.000 EUR           |
| Commission     | subject to commission |
| Total Space    | ca. 145 m²            |
| Usable Space   | ca. 145 m²            |
| Equipment      | Terrace, Balcony      |

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## Energy Data

|                                |                 |
|--------------------------------|-----------------|
| Type of heating                | Central heating |
| Energy Source                  | Gas             |
| Energy certificate valid until | 27.06.2029      |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 77.07 kWh/m²a             |
| Energy efficiency class                              | D                         |
| Year of construction according to energy certificate | 2004                      |



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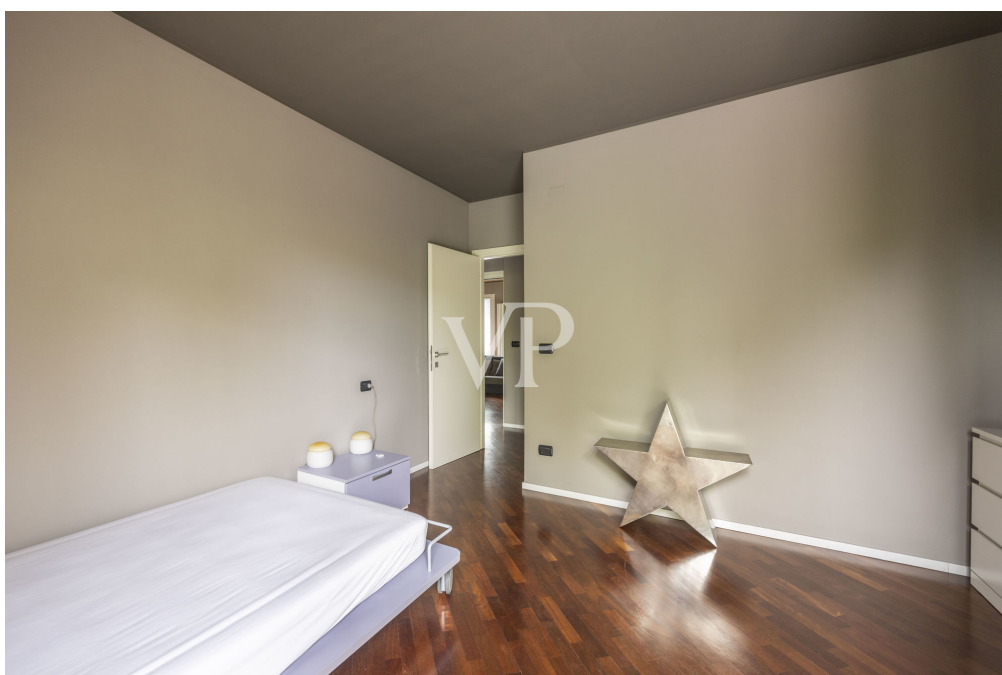
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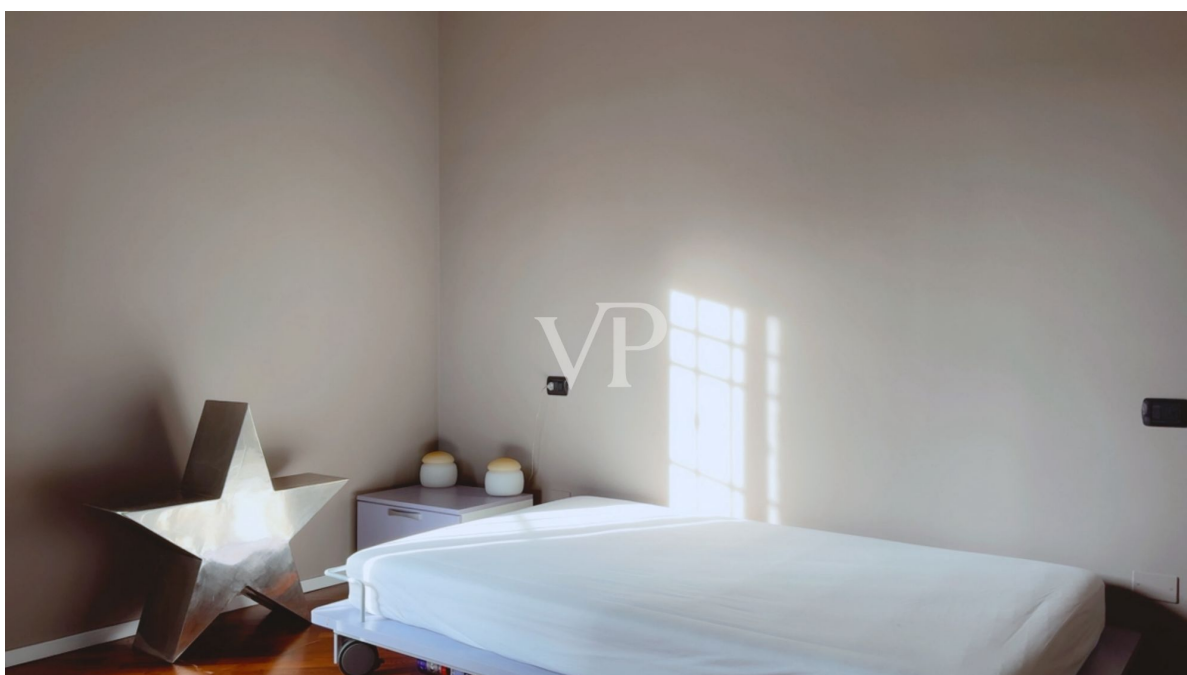
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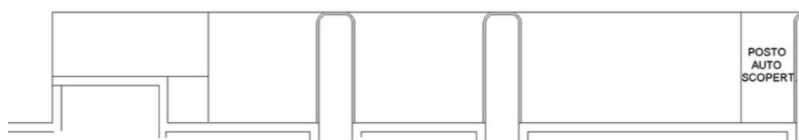
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## Floor plans

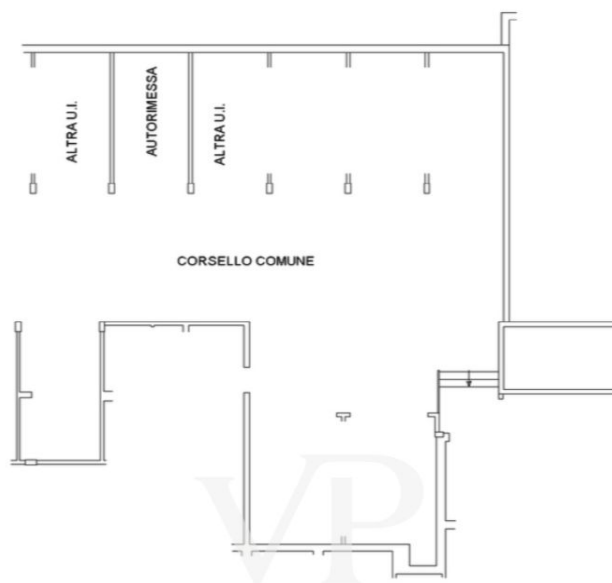


PIANO TERRA

VP

ORIENTAMENTO





PIANO PRIMO SOTTOSTRADA H.2.70

ORIENTAMENTO



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Within a small and delightful stone village consisting of pleasant buildings of only two floors and positioned between Rastignano and Via Toscana, a few minutes from the historic center of Bologna, but close to the entrance of any road artery and the railway station of Rastignano, is available a wonderful apartment of great representation, recently renovated using materials of the highest quality and architectural choices of international cut, such as the walls covered in fabric and the lighting system designed to be able to choose the modulation that you prefer depending on the time of day. This truly unique residence is flooded with light at all hours of the day, airy and characterized by a huge outdoor space, partly set up as a terrace and partly as a garden that can be accessed from each of the rooms and rooms of the house. The entrance is on the beautiful living area, characterized by two huge windows equipped with anti-shattering glass and domotically integrated blinds, comfortable and airy, each window frame is equipped with mosquito net and (openable) anti-intrusion gate. The beautiful open kitchen is custom made. There are two huge bedrooms, as well as rational, designer bathrooms and a laundry room. There is an intrusion detection system that can also be controlled remotely. Completing this rare property is a garage with a motorized overhead door that can also be accessed by elevator from the ground floor, a cellar and an uncovered parking space of exclusive ownership.



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## All about the location

Located in a quiet and modern residential area of San Lazzaro di Savena, the property is located on Via Madre Teresa di Calcutta, a well-served area surrounded by greenery. The location is strategic: within walking distance of preschools, primaries, and essential services such as supermarkets, pharmacies, and bus stops.

Excellent connected with the center of San Lazzaro and with Bologna city, reachable by car or public transport in about 15-20 minutes. The proximity to the ring road and the San Lazzaro train station makes any travel to the metropolitan area or the Adriatic coast easy.

Ideal for those seeking a quiet environment but convenient to all major services.

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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