

**in sale a Verona**  
**R.Simoni**  
**€ 495.000**  
**Ref. NS98**



**147 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

RENOVATED APARTMENT

In the heart of Verona, 600 meters from Piazza Bra and the Arena, we offer a renovated apartment featuring a spacious living area with a sliding glass door opening onto a small terrace overlooking the lush greenery of the park surrounding the city's bastions.

The apartment is located on the second floor (with elevator) and is located on a corner with double exposure. It is very bright, as the living room and kitchen face south. In addition to the spacious living room, it offers an eat-in kitchen, adjacent to which there is a useful storage room used as a pantry. A hallway with a built-in closet leads to the sleeping area, which includes three bedrooms, two of which share a small terrace, and two bathrooms with windows. The anteroom to one of the bathrooms can be converted into a laundry room. The house was renovated in 2018, with oak parquet floors, wooden windows with double glazing, electric shutters and mosquito nets, video intercom and alarm system.

All rooms are air conditioned, with central heating, managed independently by thermostatic valves and meters.

In the basement there is a dry cellar.

Adjacent to the building there is a convenient covered parking space with surface rights.

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## Certification

**Energy Class:** E

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## Property details

**Address:** Piazza Renato Simoni, 31

**Zip Code:** 37122

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**Bedrooms:** 2

**Bathrooms:** 2

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**Rooms:** 4

**State of Preservation:** Restored

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**Level:** 2

**Total Floor:** 6

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**Heating:** Central Heating with Counter

**Parking:** Carport

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**Lift:** Yes

**Age Construction:** 1968

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**Building Costs:** € 125

**Balconies:** Present

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**Kitchen:** Regular Kitchen

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