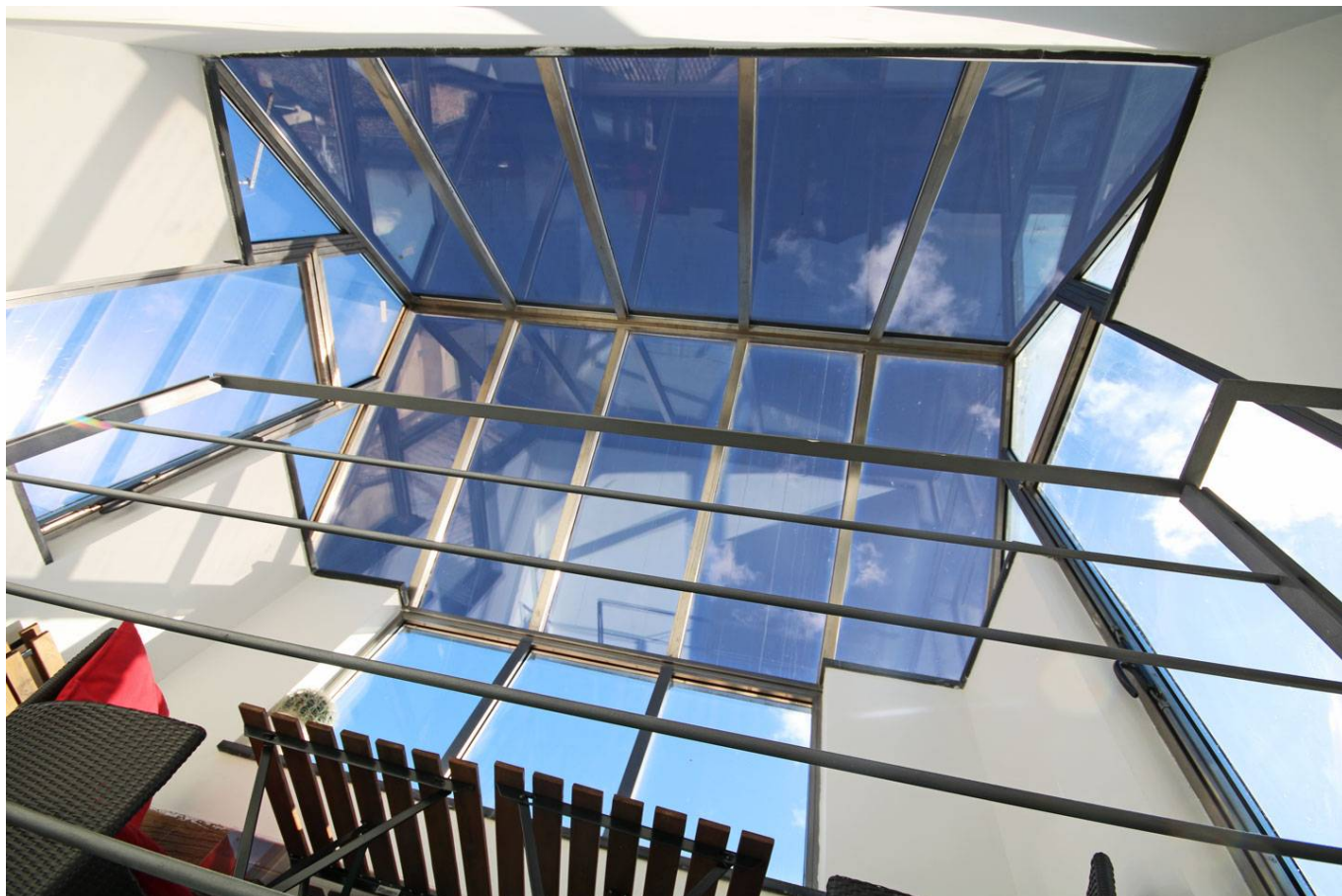


in sale a Parma
Centro storico
€ 395.000
Ref. A 203



100 sq.m. | Bathrooms: 2 | Bedrooms: 1 | Rooms: 3

IN AN ELEGANT SLICE OF A HOUSE WE OFFER AN EXCLUSIVE 100 SQM APARTMENT, WITH A 6 SQM TERRACE and private lift.

The apartment on two levels consists of:

3rd floor of 52.5 sq. m.: entrance from the stairwell and/or the elevator that leads to the apartment, hallway, large double bedroom with two large windows overlooking Strada Sant' Anna, bathroom with window, tub, shower and separate toilet area. **A scenic staircase with iron structure and glass treads connects the upper attic part.**

4th attic floor of (52.5 sqm.): living area, consisting of living room with fireplace, kitchen, closet, bathroom. The staircase leads to the upper level where a turret with steel and glass structure opens onto the **wonderful open-air terrace overlooking the Duomo, Baptistery and San Giovanni.**

The 4th floor is registered as an accessory room.

Possibility of purchasing a double garage in width located in Via del Prato at the price of €80,000.00 in addition to the price of the apartment.

The existing furnishings are included in the purchase price.

PARMA, PIAZZA DUOMO, STRADA SANT' ANNA, in the most central and prestigious area of the historic city, in an elegant slice of an integral house restored in 2008, consisting of only three real estate units, we offer a charming apartment with a wonderful little terrace

Furthermore, reproduction without authorization is prohibited.

overlooking the city.

The one-of-a-kind apartment is striking for its great brightness and clean-lined design that characterise the recent and splendid renovation.

The finishes add a touch of charm that is essential for those who love to live surrounded by beauty.

The old wooden beams with exposed terracotta tiles in between envelop the living area with flavour.

The ethereal iron staircase with crystal treads that connects the two floors of the house leads to the wonderful rectangular terrace, ideal for pleasant moments of relaxation in the open air and for romantic candlelit dinners surrounded by the elegant atmosphere of the historic center.

The private context and the very central location allow you to enjoy all the services in the greatest tranquility.

Among the finishing materials we highlight:

the stoneware flooring, 30 x 60 and 60x 20 format, the flush-to-the-wall doors in the same colour as the walls, the lacquered external windows, with mosquito nets and parmesan shutters, the suspended sanitary fixtures, the floor-level shower tray. The system equipment includes independent heating, the electrical system by Ticino living MY Home, the air conditioning system and the alarm system.

Property details

Address: Strada Sant'anna, 10

Zip Code: 43121

Bedrooms: 1

Bathrooms: 2

Rooms: 3

State of Preservation: Excellent

Level: 3

Total Floor: 4

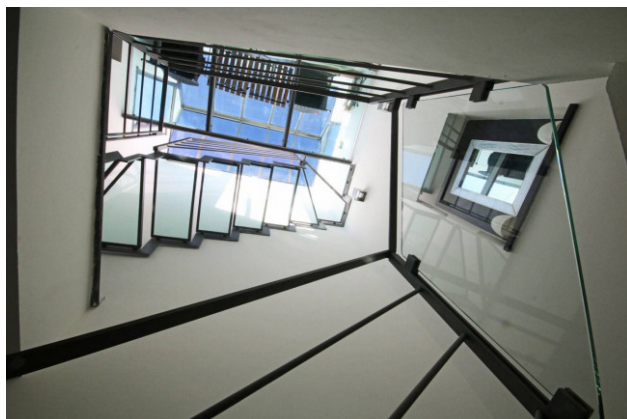
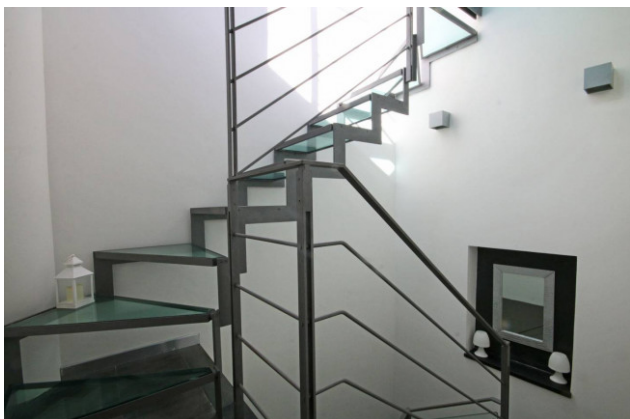
Heating: Heating

Lift: Yes

Age Construction: 1850

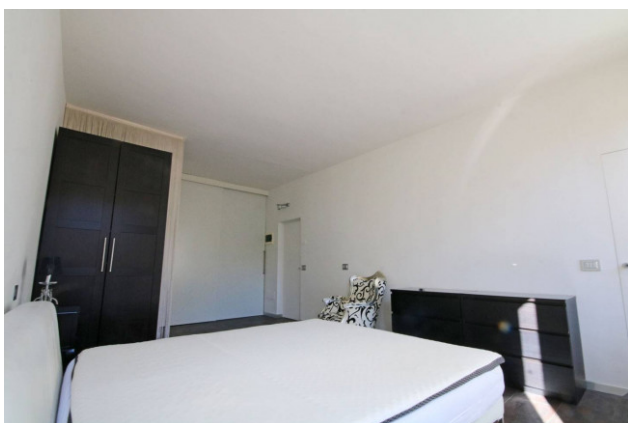
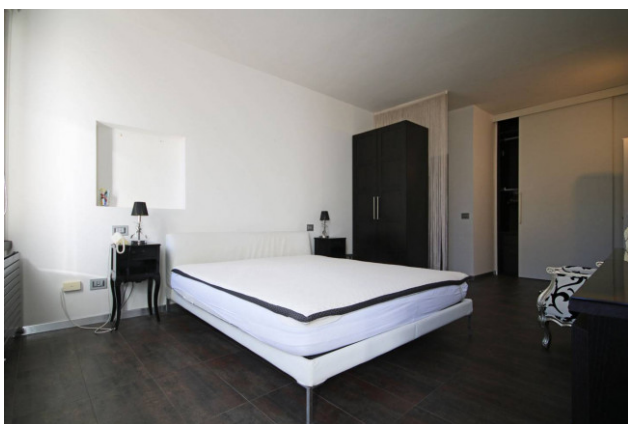
Terrace: Present

Kitchen: Exposed Kitchen



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