

in sale a Parma Centro storico € 297.000 Ref. A 241



133 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 4

WE OFFER A GENEROUS APARTMENT, LOCATED ON THE 1ST FLOOR, OF 133 SQM.

Inside, it comprises a large entrance hall, a bright living area with a small balcony overlooking Borgo Bruno Longhi, a kitchenette, and an adjacent dining room. A central hallway leads to the sleeping area, comprising three bedrooms: a double, a twin, and a single, a large bathroom with a window, and a closet.

The property includes a cellar and an attic.

Energy class "E".

Ordinary maintenance fees of € 3,000.00, including heating.

PARMA - VIA BRUNO LONGHI.

In the heart of the Borghi del Centro Storico, just steps from Piazza Duomo on Via Bruno Longhi, in one of the most charming and sought-after areas of Parma's historic center, we offer for sale a bright apartment located within an elegant complex dating back to the early 20th century. The charming building, perfectly integrated into the historic urban fabric, comprises two two-story buildings, harmoniously connected by an elegant internal courtyard.

The apartment, renovated in the late 1990s, stands out for its warm and welcoming atmosphere, where period charm blends with modern comforts. The interiors feature ivory-painted walls, parquet, terracotta, and marble floors, and meticulous attention to

architectural details, lending the rooms personality and style.

The bathroom, covered with 60x40 ceramic tiles in shades of dark grey and ivory, up to a height of 2.20 metres, offers a sober and elegant effect, in keeping with the overall harmony of the home.

The interior doors are made of solid white wood, while the exterior windows, also white, were recently replaced with wooden models with double glazing, ensuring excellent thermal and acoustic insulation. The shutters comply with the aesthetic regulations of the historic center, preserving the building's original architecture.

A unique detail of great historical value enhances the kitchen: during the renovation, an original fresco was discovered, depicting elegant frames inspired by ancient medieval votive niches. It was created between the 14th and 15th centuries by Emilian craftsmen influenced by the tradition of the Antelami school of Benedetto Antelami (circa 1150-1230). A true piece of art that makes the home truly one of a kind.

The apartment is equipped with air conditioning, a video intercom, and central heating with thermostatic valves.

Certification

Energy Class: E

Property details

Address: via bruno longhi

Bedrooms: 3

Bathrooms: 1

Rooms: 4

State of Preservation: Good

Level: 1

Total Floor: 3

Heating: Central Heating

Age Construction: 1900

Building Costs: € 250

Balconies: Present

Kitchen: Kitchenette







