

in sale a Parma
Vicofertile
€ 269.000
Ref. A 253



149 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

IN AN ANCIENT COURT, WE OFFER A CHARMING APARTMENT ON 2 FLOORS, of approximately 149 sq m. Inside it comprises:

First floor: entrance hall, large living room, eat-in kitchen, hallway, double bedroom, large bathroom. A comfortable internal staircase leads to the upper level.

2nd floor: second generously sized double bedroom, 2nd bathroom.

The property is completed in a side building, in the basement, by a convenient 17 m2 cellar and a 46 m2 garage, ideal for 3 cars (parked lengthwise), as well as additional space.

Energy Class certification in the process of being certified.

Technical notes: the purchase of the property is subject to the right of pre-emption of the Fine Arts.

PARMA SUD, VIA SPEZIA, inside the prestigious Corte Palazzo, a historic 19th-century complex surrounded by greenery, located a few kilometers from the center of Parma, this property offers a perfect balance of ancient charm and modern comforts.

The courtyard, recently restored in its central section, features harmonious architecture arranged on three sides, with large outdoor spaces, well-maintained buildings, and a unique atmosphere reminiscent of the ancient noble residences of the area. The dramatic entrance, enhanced by tall rows of poplars and distinctive stone lions, immediately creates a strong visual impact and a sense of

exclusivity.

A place that has seen noble families pass by, such as the Bergonzi Marquises, and refined personalities such as Monsieur Long, who enlarged the spaces making it sumptuous.

The rooms are welcoming, functional, and ideal both as a primary residence and as an investment, thanks to the quiet location, the prestigious context, and the historical value of the entire complex.

A rare opportunity to live in a residence steeped in history, set within a beautifully restored courtyard, just minutes from the city yet immersed in the quiet of the countryside: an authentic retreat, one of a kind.

Certification

Energy Class: E

Property details

Address: Via Mario Maselli, 39

Bedrooms: 2

Bathrooms: 2

Rooms: 3

State of Preservation: Excellent

Level: 1

Total Floor: 2

Heating: Heating

Age Construction: 2000

Kitchen: Regular Kitchen

Box: Triple





