

in sale a Parma
Centro storico
€ 610.000
Ref. A 255



134 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

WE OFFER A BRIGHT 122 SQM APARTMENT, OVERLOOKING A MAGNIFICENT 60 SQM TERRACE.

The apartment located on the 1st floor is served by a lift and comprises:

An entrance hall opens directly into the bright living area. This features eight French windows overlooking a splendid 60 square meter open-air terrace, ideal for relaxing and entertaining. The living area also includes a kitchenette and dining room.

The sleeping area consists of three spacious double bedrooms, two bathrooms, and a large closet. One of the double bedrooms and both bathrooms open directly onto the terrace through French windows.

The living area and part of the sleeping area enjoy an eastern exposure, while the remaining part of the apartment faces west, ensuring brightness throughout the day.

The property includes a cellar of approximately 7 m2 in the basement.

The condominium includes a large common area dedicated to bicycles and motorcycles.

Energy class "D".

The apartment is being sold vacant from early 2027.

PARMA - Via Bruno Longhi, Vicolo San Moderanno

In the heart of the historic center, we offer a one-of-a-kind apartment, combining the charm of a central location with a rare feature in the area: a large, livable terrace of approximately 60 square meters, a true luxury hard to find in the city

center.

The property was completely renovated in 2022, with great attention to contemporary comforts, quality finishes, and the enhancement of natural light. The result is a home with well-defined and harmonious spaces, welcoming and pleasant to live in at any time of day.

The high-end systems ensure privacy, security, and low operating costs, making the home particularly efficient and functional.

The large terrace gives the interiors an extraordinary sense of spaciousness and is a true extension of the living area: an ideal space for socializing, relaxing outdoors, and enjoying life in the open air, in a setting where light, space, and comfort become an everyday luxury.

Main finishes and features:

New generation fixtures

Central heating with thermostatic valves

New high-energy efficiency Viessmann condominium boiler, with reduced consumption

Perimeter alarm system with coverage of the terrace as well

Awnings

New generation air conditioning system

Herringbone parquet flooring, except for the bathrooms and kitchenette

Ordinary condominium fees: approximately €2,500/00 per year.

Certification

Energy Class: D

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Property details

Address: vicolo san moderanno, 7

Bedrooms: 3

Bathrooms: 2

Rooms: 4

State of Preservation: Restored

Level: 1

Total Floor: 5

Heating: Central Heating

Lift: Yes

Age Construction: 1967

Building Costs: € 208

Terrace: Present

Kitchen: Kitchenette

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