

**in sale a Parma**  
**Centro storico**  
**€ 1.150.000**  
**Ref. B 109**



**260 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

**IN A PERIOD BUILDING WITH ONLY 3 RESIDENTIAL UNITS, WE OFFER AN IMPORTANT 260 SQM APARTMENT LOCATED ON THE MAIN FLOOR.**

The property stands out for its large spaces and original architectural charm.

The entrance leads to a large, bright living room with five windows overlooking Piazza Ghiaia. The spacious eat-in kitchen opens onto a charming terrace.

A large corridor, featuring magnificent arches overlooking the bright internal courtyard, leads to the sleeping area consisting of a double bedroom with en suite bathroom, two further double bedrooms, a second bathroom, laundry room and closet.

The property includes a large cellar in the basement and a spacious 40 m2 garage with access from Borgo Paggeria, offered in addition to the price of the apartment.

**PARMA, GRAVEL SQUARE.**

**In a prestigious, fully restored period building where history and modernity meet, we offer a magnificent, spacious apartment spanning the entire floor of the building.**

The apartment, which has undergone a thorough and complete structural restoration and a skillful reorganization of its spaces, is being offered in an **ADVANCED UNFINISHED CONDITION**: a choice that offers the buyer the extraordinary opportunity to shape every detail to suit their taste and lifestyle. Flooring, interior doors, bathrooms, and plumbing can be custom-made, allowing for maximum customization of finishes and the creation of a truly unique space.

What strikes you from the first glance is the harmony of the large, seamlessly interconnected spaces, enhanced by high ceilings and numerous windows that flood the rooms with natural light. The living and sleeping areas connect through a generous corridor, graced with majestic arches overlooking the large internal courtyard, creating evocative views and a captivating sense of visual continuity.

**The heart of the home is the spacious living area, which, together with the kitchen and dining room, encompasses over 90 square meters: a dramatic space, ideal for entertaining, sharing, and enjoying moments of conviviality.** Five bright windows overlooking Piazza Ghiaia provide extraordinary natural light, enhancing every room and creating a warm, inviting atmosphere throughout the day.

The ceilings, with their exposed oak beams, tell the building's story and lend character, authenticity, and timeless elegance to the rooms. The sleeping area, overlooking the innermost side of the square, ensures peace and privacy, offering an intimate and quiet space dedicated to rest and well-being.

**A home with great personality, where the charm of historic architecture meets contemporary design freedom.**

## Property details

**Address:** Piazza Ghiaia, 21

**Zip Code:** 43121

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 4

**State of Preservation:** Rustic

**Level:** 1

**Total Floor:** 3

**Heating:** Heating

**Age Construction:** 1800

**Terrace:** Present

**Kitchen:** Regular Kitchen







