Partner of L'Immobiliare.com | Parma
Strada XXII Luglio, 38 - 43121 Parma
Phone number +39 0521/533841

in sale a Parma
€ 560.000
Ref. A 269



480 sq.m. | Bathrooms: 5 | Bedrooms: 6 | Rooms: 10

WORKSHOP AND PRIVATE AREA of 1500 sq m.
Ground Floor (160 sq m): Workshop space (cadastral category C/3), previously used as a mechanical workshop, accessible from both the communal stairwell and the courtyard via a pedestrian entrance and two large driveways. The workshop area leads directly to the office, which is connected to a small cellar/storage room, an additional workshop, and a bathroom with an anteroom.
A convenient stairwell connects all floors of the building.

FIRST FLOOR: 160 sq m APARTMENT. The apartment comprises an entrance hall, a large living area and a dining/dining room overlooking the balconies, as well as a separate kitchen.
The sleeping area, well distributed via a corridor, includes three spacious bedrooms, one with direct access to the bathroom, as well as a second bathroom.
SECOND FLOOR: 160 sq m APARTMENT. The unit's internal layout mirrors that of the first-floor apartment, with the difference that both bathrooms are accessible from the hallway in the sleeping area.

ATTIC FLOOR OF 160 sq m, used as an attic.

Energy class “G”.

PARMA, Via MANTOVA, internal, in a quiet setting surrounded by greenery, we offer an attractive detached house of

The information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.

approximately 480 square meters, ideal both as a multi-family housing solution and for those wishing to combine home and business.

The property, built in the late 1960s on a plot of approximately 1,700 square meters, stands out for its spaciousness and versatile layout. The property extends over three levels above ground plus an attic. The ground floor includes a large workshop/laboratory with an office and restrooms, perfect for artisanal or professional activities. The upper floors contain two independent apartments, ideal for large families or parent/child solutions.

Outside, the property is enhanced by a spacious courtyard area and a private garden of approximately 500 square meters, planted and perfect for relaxing outdoors.

The finishes, typical of the period but well preserved, offer a solid foundation for any customization. The apartments feature spacious and bright rooms, with marble and ceramic floors, while the production area is already equipped and functional.

A unique solution in terms of size, independence, and potential, ideal for those seeking space, tranquility, and the ability to combine home and work in a single property.

Certification

Energy Class: G

Property details

Address: strada Mutta	**Bedrooms**: 6
Bathrooms: 5	**Rooms**: 10
State of Preservation: Good	**Level**: Multi-Storey
Heating: Heating	**Age Construction**: 1960
Balconies: Present	**Garden**: Private
Kitchen: Regular Kitchen	**Box**: Single

The information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.















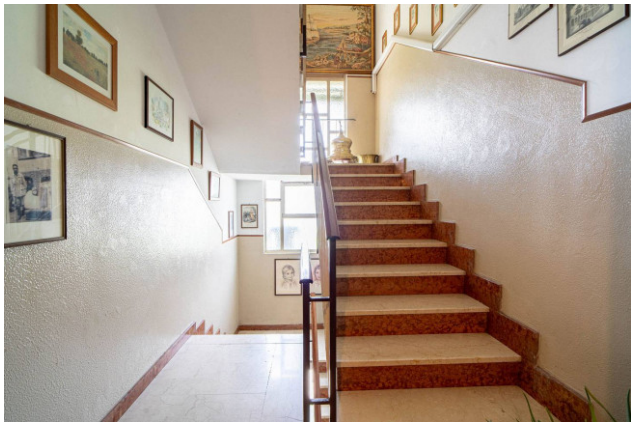


The information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.

Partner of L'Immobiliare.com | Parma
Strada XXII Luglio, 38 - Parma (PR) - Phone number +39 0521/533841
parma@limmobiliare.com - https://www.limmobiliare.com/en
VAT 07629100962



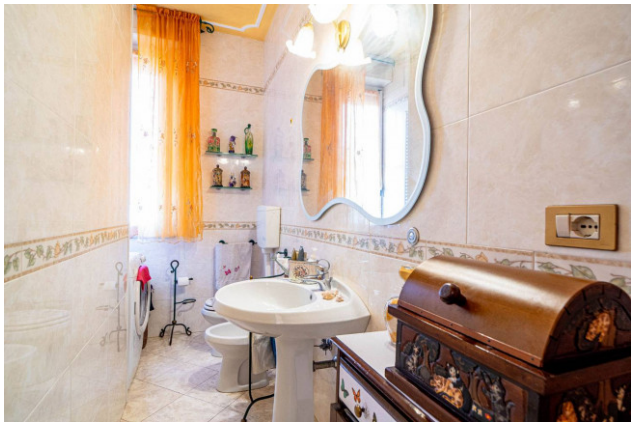














The information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.

Partner of L'Immobiliare.com | Parma
Strada XXII Luglio, 38 - Parma (PR) - Phone number +39 0521/533841
parma@limmobiliare.com - https://www.limmobiliare.com/en
VAT 07629100962













The information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.

Partner of L'Immobiliare.com | Parma
Strada XXII Luglio, 38 - Parma (PR) - Phone number +39 0521/533841
parma@limmobiliare.com - https://www.limmobiliare.com/en
VAT 07629100962