

**in sale a Parma
Cittadella
€ 435.000
Ref. A 282**



156 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 5

WE OFFER A BRIGHT APARTMENT LOCATED ON THE MEZZANINE FLOOR OF 156 SQM.

Inside, it comprises a large living area with kitchenette. Sleeping area: two double bedrooms, two single bedrooms, two bathrooms, and an internal terrace.

The property includes two cellars and three attics.

Possibility of a double garage for rent in the building adjacent to the apartment.

Central heating with district heating and valves, ordinary condominium fees equal to €2,500.00/year.

Bee in progress.

PARMA - CITADEL.

In the heart of the sought-after Cittadella area, in Via Biagio Pelacani, we offer an apartment with authentic charm, where the large spaces and architectural details speak of the elegance of the houses of the past.

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The property welcomes you with generous, harmonious spaces brimming with personality. The impressive internal heights allow for spaciousness and light throughout, while the parquet floors and dramatic, tall, elegant wooden doors lend warmth and elegance to every room.

The living area, complete with kitchenette, offers a convivial and functional space, ideal for everyday life and for hosting family and friends. The well-organized sleeping area is the perfect solution for large families, those who work from home, or anyone looking for versatile and well-organized spaces.

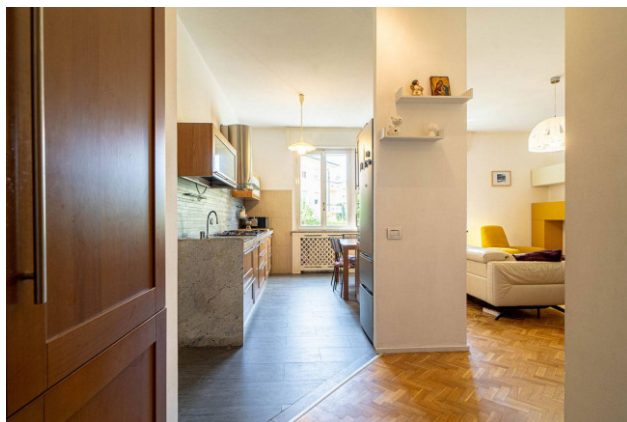
The property also includes two cellars and three attics, valuable accessory spaces that add practicality and value to the home.

The property underwent an initial renovation in 1991 and a subsequent partial renovation in 2011.
It features double glazing and parquet floors.

A home that will captivate you, where the charm of traditional architecture meets the convenience of living in Parma's most beloved neighborhood, nestled between the greenery of the Cittadella, the amenities of the city center, and the high quality of life that only this area can offer.

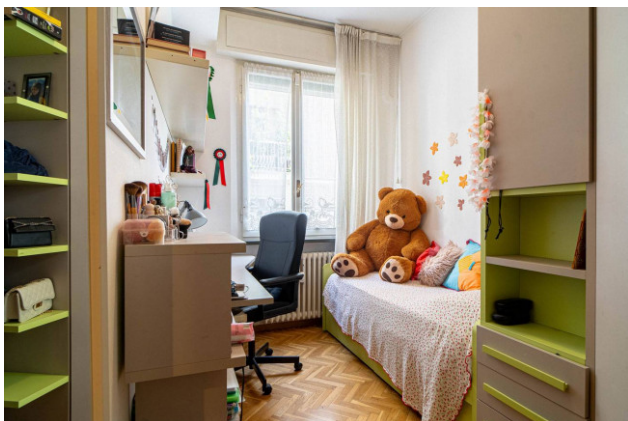
Property details

Address: via Biagio Pelacani	Bedrooms: 4
Bathrooms: 2	Rooms: 5
State of Preservation: Excellent	Level: Mezzanine
Heating: Central Heating	Age Construction: 1960
Building Costs: € 208	Terrace: Present
Kitchen: Exposed Kitchen	



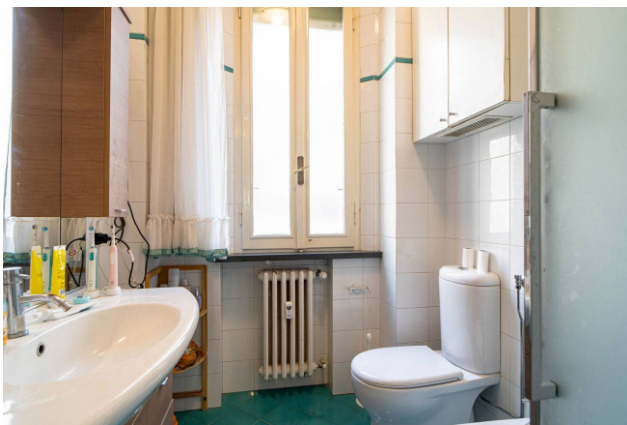
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