

for sale in Firenze
Firenze Sud
€ 950.000
Ref. 1735



160 sq.m. | Rooms: 6

IMPORTANT LOCATION INFORMATION For privacy reasons, the address and map pointer are purely indicative and do not represent the exact location of the property. Upon request, we will provide all the information needed to locate the property. Florence – San Francesco, Porta Romana area About 1.5 km from Porta Romana, in the charming village of San Francesco, between Via delle Campora and Via Senese, we offer for sale an attractive property requiring renovation. The property boasts spacious interiors and exteriors and considerable customization options. The property is spread over several levels and comprises: Apartment of approximately 130 m2, located on the second and top floor of the building, corresponding to the first floor with respect to the pedestrian access, within a small building consisting of only 4 units; Attic of approximately 30 m2, connected to the house, with the possibility of creating additional rooms and featuring a splendid panoramic terrace of approximately 60 m2; Garage of approximately 80 m2, with space for 2 cars, as well as a laundry room, bathroom and cellar; Private square in front of the garage entrance, with parking for 1-2 cars; Shaded garden of approximately 50 m2, connected on one side to the courtyard and garage and, on the other, to the gate on the upper road that leads directly to the pedestrian access to the house. The property also offers interesting possibilities for redistributing the space. Plans are attached, which envision the creation of three bedrooms in the apartment, through the construction of a new internal staircase that provides convenient access to the attic. The attic could be transformed into an additional living space, with the possibility of creating a fourth bedroom with bathroom. The project is completed by

the possibility of building a pergola on the panoramic terrace, ideal for creating a pleasant dining area and enjoying the outdoor spaces during the summer. A particularly attractive option for those seeking a property with ample space, a garage, garden, panoramic terrace, and significant customization options, just a short distance from the center of Florence.

Certification

Energy Class: G

Features

Code: 1735	Reason: Sale
Address: Via Santa Rita da Cascia	Zip Code: 50124
Municipality: Firenze	Zona: Firenze Sud
Total Square Meters: 160 sq.m.	Rooms: 6
State of Preservation: Be Restored	: 2
Level: On two-levels	Total Floor: 3
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Balconies: Present
Terrace: Present, 60 sq.m.	Garden: Private, 50 sq.m.
Kitchen: Regular Kitchen	Box: Double, 80 sq.m.
Terrace : 60 □	Tv Antenna : Autonomous
Closet	ADSL Coverage
Fireplace	Wooden Window Frames
Shutters	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	





