

## historic residence for sale in Prossedi

€ 149.000

Ref. AC99-149-1637



**170 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 9**

### Maria Rosaria Palace

In Prossedi, in the heart of the medieval village, we are pleased to offer for sale a historic Charming Residence, with independent entrance, completely renovated and with panoramic views.

The property is spread over three levels, the mezzanine floor is accessed by the characteristic and original stone staircase, after which we find the entrance, from which opens the large living area, a pretty room with stone fireplace, eat-in kitchen with closet and bathroom.

In the living area mentioned above, a comfortable staircase with an iron structure and hand-made wooden steps has been created, which allows access to the other two floors of the building: on the first floor there are two double bedrooms, one with a balcony, but both with private bathrooms in the room.

On the top floor, there is the third double bedroom, also with private bathroom, very bright, as it enjoys a double panoramic exposure.

Already from the photos it is possible to intuit the total renovation of the building, with first choice materials, but maintaining the historical characteristics such as the exposed external stone, the ceilings with the original wooden beams and the stone fireplace.

Furthermore, all the electrical, plumbing and heating systems are new and in perfect working order, the roof and attics have been completely restored, the window frames are made of wood with double glazing and shutters.

The floors are all in terracotta, the kitchen was made to measure, also in wood, the boiler was recently changed.

This property is being sold almost fully furnished, making it a turnkey investment; it is suitable both as a residential property and as a very high-yield hospitality business.

Great investment..

For information or appointments 3493400492 - For International Clients 00393348094290

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1637	Reason: Sale
Categoria: historic residence	Address: Via Dello Sdrucchiolo
Zip Code: 4010	Municipality: Prossedi
Total Square Meters: 170 sq.m.	Bedrooms: 3
Bathrooms: 4	Rooms: 9
State of Preservation: Restored	Level: Buildings
Total Floor: 3	Heating: Heating
Age Construction: 1700	Balconies: Present, 5 sq.m.
Kitchen: Exposed Kitchen	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Fireplace	Air-Conditioned
Telephone System	Wiring : By Law
Shower	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	Municipal Offices

## Rooms

Storage Room / Utility Room : 4 sq.m.





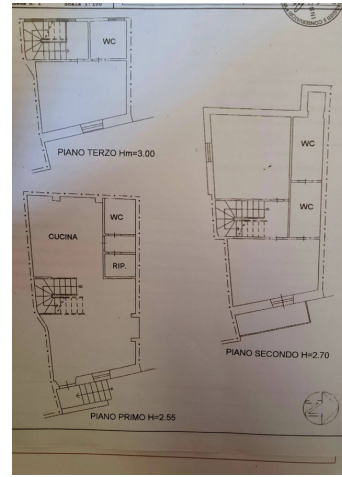






**Alfano Real Estate S.r.l.**

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