



#### 620 sq.m | Bathrooms: 4 | Bedrooms: 5 | Rooms: 10

Bologna - Historical Centre

#### Prestigious Residence-Semi-Independent-Two Levels-Furnished

COLDWELL BANKER

PRIME PROPERTIES

In the heart of the city, just a few steps from Piazza Maggiore, inside a 15th-century building listed by the Sovrintenza delle Belle Arti (Monuments and Fine Arts Office) and in excellent condition, a prestigious independent residence is for sale on two levels of approximately 620 square metres, with well-preserved frescoes of the late Leonardesque school; rooms and halls have imposing heights and highly representative dimensions. From the entrance, a private staircase leads to the main floor, which has a main hall, large dining room, kitchen, four bedrooms (some of which are lofted), three bathrooms, all with windows, a utility room and a technical room. On the floor above is a fully habitable attic with exposed beams and panoramic views, which can also be used as an independent flat, already equipped with a kitchen and a large bathroom, also with windows. The property is embellished with 18th-century wood panelling, coffered ceilings and large monumental fireplaces. The property is completed by a large cellar in the basement, two parking spaces, one assigned and one on rotation, located within the condominium courtyard.

Ref. 2197-142

Broker Manager Pasquale Fusco

Non-binding document for contractual purposes

## Certification

# Energy Class: G

### **Property Informations**

Address: Via Cesare Battisti	<b>Zip Code</b> : 40123
Bedrooms: 5	Bathrooms: 4
Rooms: 10	Internal condition: Excellent
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: 0000-00-00	Floor: On two-levels
Total floors: 2	Parking space: Uncovered
Date of construction: 1400	Current Status: Free at the deed
Condominium costs: € 160	Kitchen: Kitchenette

































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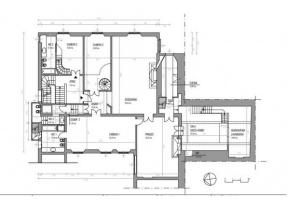


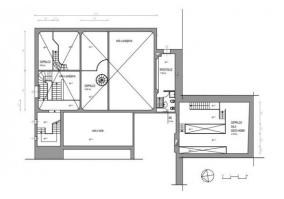


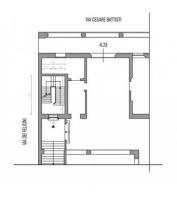












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