



## House with garden for sale in Venice - Italy



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 982,624.82

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Veneto
Πόλη:	Venice
Ταχυδρομικός κωδικός:	30100
Δημοσιεύθηκε:	30/07/2024

### Περιγραφή:

A rare opportunity is for sale in the heart of Venice, in the prestigious Dorsoduro district. Independent house with great potential to create your dream residence or an investment property. The building, open on three sides with views of the canal, square, and rooftops, also includes an exclusive boat mooring on the canal.

### Current Conditions:

The house, which requires renovation, had its roof redone in 2011 and consists of three separate floors:

### Ground Floor:

- Storage rooms
- Workshop with independent entrance

### First Floor:

- Apartment with 2 large bedrooms
- kitchen
- Living room
- Bathroom

### Second Floor:

- Apartment with 2 large bedrooms



- Kitchen
- Living room
- Bathroom

The property also features a private garden of approximately 70 sqm, with a side entrance for the two apartments.

#### Renovation Options:

##### Option 1: Three Apartments

- One apartment per floor of approximately 100 sqm
- Each apartment consists of: 2 bedrooms, 2 bathrooms, kitchen, and living room

##### Option 2: One Large Apartment

- One apartment over 3 levels consisting of: 8 bedrooms, 8 bathrooms, kitchen, and living room
- Ideal for rental as a tourist accommodation

#### Unique Features:

- Prime location in the Dorsoduro district
- Panoramic views of the canal, square, and rooftops
- Private garden of 70 sqm
- Exclusive boat mooring on the canal

This is an unmissable opportunity for those who wish to live immersed in the magical atmosphere of Venice or for those looking for an investment with great potential for return.

### **Κοινά**

Κρεβατοκάμαρες:	6
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	263 τ.μ

### **Room details**

Total rooms:	12
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### **Building details**

Αριθμός ορόφων:	3
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### **Lease terms**

Date Available:

### **Επιπλέον πληροφορίες**

Link: [http://www.arkadia.com/UQYR-T9/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UQYR-T9/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)



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**Contact information**

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