



## House with garden for sale in Venice - Italy



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 900,000

### Location

Country: Italy  
State/Region/Province: Veneto  
City: Venice  
ZIP code: 30100  
Posted: Jul 30, 2024

### Description:

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.

### Common

Bedrooms:	6
Bathrooms:	3
Finished sq. ft.:	263 sq m

### Room details

Total rooms:	12
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### Building details

Number of Floors:	3
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### Lease terms

Date Available:

### Additional information

Website URL:	<a href="http://www.arkadia.com/UQYR-T9/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/UQYR-T9/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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### Contact information



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