



## BARONI LUXURY HOUSES

AGENCY — PARMA

PARMA — EMILIA-ROMAGNA

THE HOUSE WHERE  
THE TERRACE  
BECOMES THE  
PROTAGONIST.

€ 580.000

PRICE

134 m<sup>2</sup>

SQUARE METRES

4

ROOMS



## DESCRIPTION

# THE HOUSE WHERE THE TERRACE BECOMES THE PROTAGONIST.


WE OFFER BRIGHT APARTMENT of 122 square meters, LOOKING ON THE MAGNIFICENT TERRACE of 60 sqm. The apartment located on the 1st floor is served by elevator, inside composed of: an entrance hall that opens directly onto the bright living area. The latter is equipped with eight French windows overlooking a beautiful open-air terrace of about 60 square meters, ideal for moments of relaxation and conviviality. The living area also includes a kitchenette and dining room. The sleeping area consists of three spacious double bedrooms, two bathrooms and a large storage room. One of the double bedrooms and both bathrooms directly overlook the terrace through French doors. The living area and part of the sleeping area enjoy an eastern exposure, while the remaining part

of the apartment faces west, ensuring brightness throughout the day. The property is completed by a cellar of about 7 sq. m., in the basement. The condominium provides a large common area dedicated to bicycles and motorcycles. Energy class "D". The apartment is sold free of tenants from early 2027. PARMA - Via Bruno Longhi, Vicolo San Moderanno In the heart of the historic center we propose a unique apartment, able to combine the charm of the central location with a very rare privilege for the area: a large livable terrace of about 60 square meters, a real luxury unobtainable in the city center. The property was completely renovated in 2022, with great attention to contemporary comforts, quality of finishes and enhancement of natural light...

 **134 m<sup>2</sup>**  
AREA

 **4**  
ROOMS

 **2**  
BATHROOMS

 **€ 580.000**  
PRICE

## FEATURES



WIDE SPACES



COMFORTABLE TO THE SERVICES



EXCLUSIVE POSITION



TERRACE



BARONI LUXURY HOUSES

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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