

Apartment for sale in Trieste Rozzol - San Luigi - Chiadino € 235.000 Code San Luigi via Felluga



90 m2 | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

Your urban chalet, far from the traffic and noise of the city: this apartment, located in an elegant building of just six units, offers the rare sensation of being in a small, independent house surrounded by greenery, silence, and tranquility, with a delightful outdoor space.

Thanks to the rustic finishes, the working fireplace, and the terrace overlooking the greenery, you'll feel like you're living in a little house, but without the hassles that come with it.

With exposed facades and a recently renovated heating system, this three-room apartment boasts a D energy rating. It features a living area, kitchen, two bedrooms, a full bathroom with a window, a laundry room, and a storage room. It's ideal for those who want to leave the chaos of the city behind when they return home, yet still be able to reach the center in just a few minutes, whether by public transportation, car, or e-bike.

Also a few steps away is the Bosco del Ferdinando with its walks, fitness area and renowned restaurants and ice cream parlors, as well as the motorway entrance to exit the city.

The property does not have a parking space, but the area is easy to park in and during the day it is very easy to find a space near the entrance.

The wooden furniture and kitchen, all custom-made, are left as is, almost entirely solving the furnishing needs. The wooden beams, purely for aesthetic purposes, can be removed.
Condominium fees, including heating, are approximately €1,800 per year. The building is in excellent condition and no further major renovations are planned. Hot water is provided by a Viessman boiler.

Ideal for a young couple, a family needing a second bedroom, or an animal lover who can benefit from the outdoor space.

Imagine spending your next winter in front of the fire or enjoying summer dinners on the terrace in complete privacy. Don't wait: contact us to discover your new home.

Visit our website

Certifications

Energy Class: C

EP glnr: 67.98 kwh/□

Characteristics

Code: San Luigi via Felluga

Reason: Sale

Categoria: Apartment

Address: Via Umberto Felluga, 51

Zip Code: 34142

Municipality: Trieste

Zona: Rozzol - San Luigi - Chiadino

Total Square Meters: 90 m2

Bedrooms: 2

Bathrooms: 1

Rooms: 3

State of Preservation: Excellent

Level: 1

Total Floor: 3

Heating: Central Heating

Current Status: Free on deed

Building Costs: € 150

Terrace: Present

Garden: Common

Kitchen: Kitchenette

Terrace : 9 □

Closet

Fireplace

Aluminum Frames

Shutters

Floor : low

Nearby

Football Fields

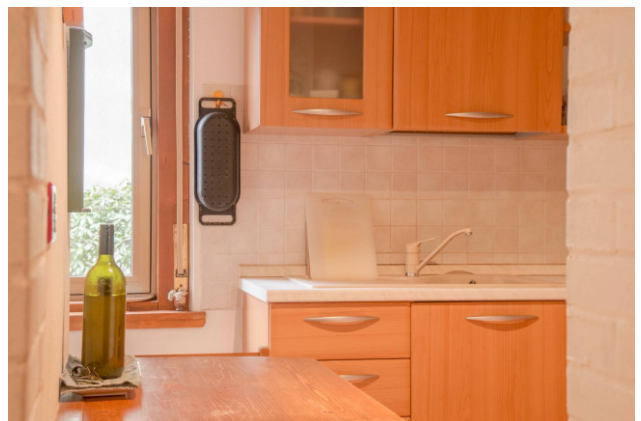
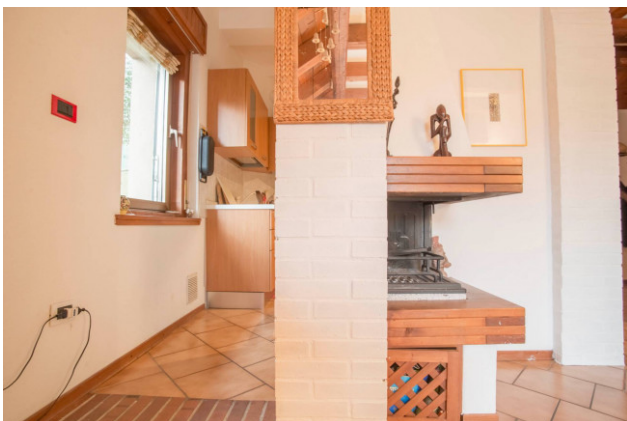
Fitness Centers

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PIANO TERRA
SCALA 1:50 FORMATO A3

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