

Apartment for sale in Trieste San Giacomo € 150.000 Code Cancellieri appartamento



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

We offer for sale a bright three-room apartment in the heart of San Giacomo. If you're looking for an apartment that combines the practicality of a ground floor with surprising brightness, this is the perfect solution. Located at the quiet intersection of Via Cancellieri and Via Cigotti, the apartment is in good condition, having been completely renovated in 2004.

The property stands out for its intelligent and modern distribution of spaces:

Open-plan living area: the entrance opens onto a bright living area with three windows. The open-plan kitchen is not only functional, but also offers a glimpse of the sea and an open view of the street.

Sleeping Area: consisting of a large double bedroom with double exposure and a single bedroom ideal as a study or second bedroom. The bathroom is complete and has a window, overlooking an internal courtyard. The heating is independent and is provided by a methane boiler.

Furthermore, a privately owned outdoor space with a window is located just three steps from the apartment entrance. Currently used as a cellar/storage room, it would be perfect for a laundry room, a very useful second bathroom, or even a bike storage space.

Living in San Giacomo means having everything within reach without sacrificing tranquility, while also being close to the city center.

The location is ideal for those who enjoy walking or cycling.

Services: Supermarkets, pharmacies, public transportation, shops and typical eateries, and a Saturday market in the square. San Giacomo is a pleasant neighborhood to live in!

Outdoors: Just a few meters away is the access to the Cottur cycle/pedestrian path, the green lung that connects the city directly to the Karst plateau, ideal for athletes and nature lovers. About a hundred meters away is the pleasant neighborhood square, filled with cafés and a children's playground.

Why choose this apartment:

Brightness: Rarely does an elevated ground floor enjoy such an open and sunny exposure.

Ready to move in: The good internal conditions allow for immediate move-in without the need for any work.

Safe Investment: The area is among the most sought-after in Trieste, perfect both as a primary residence and for renting out with excellent returns. Therefore, some of the furniture is willingly left behind.

Energy class being determined.

Call us to schedule an inspection and visit our website for further proposals.

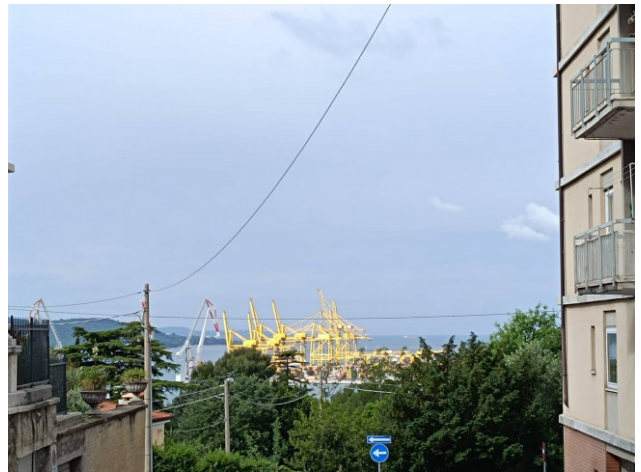
Characteristics

Code: Cancellieri appartamento	Reason: Sale
Categoria: Apartment	Address: Via Cristoforo Cancellieri, 9
Municipality: Trieste	Zona: San Giacomo
Total Square Meters: 77 m2	Bedrooms: 2
Bathrooms: 1	Rooms: 3
State of Preservation: Good	Level: Mezzanine
Total Floor: 5	Heating: Heating
Age Construction: 1913	Current Status: Free on deed
Building Costs: € 100	Cellar: Present
Kitchen: Exposed Kitchen	Closet
Wiring : In accordance with the law	Shower
Aluminum Frames	Shutters
Floor : low	Use Investment

Nearby

Gyms	Spa
Bike Lanes	Playgrounds
Public Transport	Kindergarten
Elementary Schools	Schools
Cafe	Post Offices
Shopping Centers	







PIANO TERRA
SCALA 1:100 FORMATO A3

Andrea
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PARTNERS