

Apartment for sale in Venezia
Dorsoduro
€ 950.000
Code Venezia -Dorsoduro con terrazza



182 m2 | Bathrooms: 2 | Bedrooms: 3 | Rooms: 7

In the heart of Venice, just steps from Campo San Barnaba, we offer for sale an apartment with a private entrance from Fondamenta del Squero. It is located on the ground floor and first floor, with a terrace, in an 18th-century building.

The location is enviable: Piazzale Roma and the train station are easily reached on foot in just a few minutes. The area is packed with amenities and city life, yet the property enjoys a quiet, low-traffic location, with the main rooms overlooking the canal and a full south-facing exposure.

The entrance is independent, directly from the foundations. The raised entrance hall with a beautiful Istrian stone floor serves as a hallway to the apartment itself, which is located on the first floor. The ground floor measures approximately 30 square meters and includes the foyer with access to the stairs and several utility rooms. The possibility of creating a second bathroom or laundry room for the property is also interesting.

Going up the stairs you reach the actual apartment, and immediately enter the most authentic Venice.

A large Venetian terrazzo corridor serves as the entrance and leads to all the spacious and versatile rooms of the house.

Starting from the interior, we find the eat-in kitchen, served by a convenient balcony. Adjacent is the dining room and master bedroom. Also overlooking the quiet internal courtyard is another bedroom, which opens onto the terrace and its greenery. The terrace measures approximately 15 square meters and is ready to be redesigned to suit its occupants: a shady spot for hot summers, a winter garden, and an outdoor living area.

The interior is completed by a large, fully equipped bathroom with window.

Overlooking the canal, with an enviable light and view, we finally find the large living room and a further generously sized bedroom, currently used as a study / library.

The apartment is a unique solution for many reasons. It certainly exudes the style and charm of authentic Venice that is increasingly difficult to find.

The private entrance also makes it feel more like a house than an apartment, and you forget you're living in a condominium.

We're located a stone's throw from shops and bars, in the heart of the university district, but on a stretch of waterfront rarely visited by tourists.

Excellent exposure, fully south-facing, and across the canal we can glimpse the garden of the adjacent art foundation. We really like this apartment.

Call us to arrange a visit

Certifications

Energy Class: G

EP glnr: 164.94 kwh/□

Characteristics

Code: Venezia -Dorsoduro con terrazza	Reason: Sale
Categoria: Apartment	Address: Fondamenta del Squero, 3095
Municipality: Venezia	Zona: Dorsoduro
Total Square Meters: 182 m2	Bedrooms: 3
Bathrooms: 2	Rooms: 7
State of Preservation: Good	Level: On two-levels
Total Floor: 2	Heating: Heating
Age Construction: 1700	Current Status: Free on deed
Terrace: Present, 24 m2	Kitchen: Present
Terrace : 24 □	Closet
Parquet	Telephone System
Wooden Window Frames	Sea View
Floor : low	Use Investment

Nearby

Railway Station	Public Transport
Kindergarten	Elementary Schools
Schools	Cafe
Post Offices	Municipal Offices







