Andrea Oliva & Partners
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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, in an 18th-century building just steps from Campo San Barnaba, we offer for sale a ground-floor apartment with terraces and a private entrance on Fondamenta del Squero, along with a second-floor apartment.

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, tranquil setting with little traffic. It faces south, with the main rooms overlooking the canal and the garden of the Bevilacqua La Maina Foundation.

The entrance is independent, directly from the foundations. The raised entrance level 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 54 square meters and includes a foyer with access to the stairs and several utility rooms. There's also the potential for a second bathroom or laundry room serving the property.

Climbing the stairs, you reach the apartment itself, and immediately enter the most authentic Venice. A wide Venetian-style terrazzo

hallway welcomes you and opens 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 on the quiet internal street is a further bedroom with a walk-in closet, overlooking the terrace.

The terrace measures approximately 24 square meters and is ready to be redesigned to suit the needs of its occupants: a shaded area for hot summers, a conservatory, and an outdoor living area. The rendering in the gallery is a proposal developed with Artificial Intelligence to offer you a realistic and inspiring preview of the property's renovation possibilities.

The interior is completed by a large, fully equipped bathroom with window. Overlooking the canal, with enviable light and views, is the spacious living room and another 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. Furthermore, the private entrance makes it feel more like a home than an apartment, and you forget you're living in a condominium.

We're located just steps from shops and bars, in the heart of the university district, yet on a stretch of canal rarely visited by tourists. The building enjoys an excellent southern exposure, and across the canal is the lush greenery of the garden of the adjacent art foundation. A peaceful, quiet, and highly versatile space.

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

















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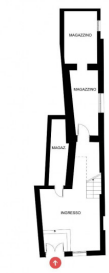




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PIANO TERRA
SCALA 1:100 FORMATO A4

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PIANO PRIMO
SCALA 1:100 FORMATO A4

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