



COLDWELL BANKER
PRIME PROPERTIES

Coldwell Banker Prime Properties
Via Santo Stefano, 29/D - 40125 Bologna
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Building for Sell in Bologna - Area: Centro storico

📍 Via De' Falegnami, Bologna, 40121 (BO)

1.297.000€



Contact info



Coldwell Banker Prime Properties

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Description

Bologna – Historic Center

280 SQM – Ground Floor – Good Profitability

Via De'Falegnami. A few steps from Piazza Maggiore and Bologna Central Station, in the heart of the historic center, we offer for sale a detached townhouse of approximately 280 square meters, dating back to the 1930s.

The property extends over three floors and comprises multiple units with different intended uses. On the ground and first floors, there is a historic, traditional Bolognese trattoria, currently rented and well-established. On the second floor, there is a vacant three-room apartment, while on the third floor, there is a rented two-room apartment, featuring a pleasant, quiet, habitable terrace overlooking the interior. The cellars are located in the basement.

The property represents an interesting investment opportunity thanks to the presence of already consolidated income and a free unit that offers margins for valorization or new rental, all in a context of low management costs and with independent heating.

(Document not binding for contractual purposes)

Details



Property ID: CBI145-2073-350



Surface: 280.00 m²



Rooms: 9



Bathrooms: 4



Energy Class: F



Bedrooms: 3

Property Features



Floor: Building



Conservation status: Good



Current condition: Leased



Surface: 280.00 m²



Rooms: 9



Bedrooms: 3



Bathrooms: 4



Kitchen: Habitable



Position: Central



Shower: Yes



Terrace: Present

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



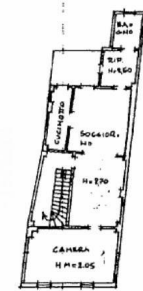
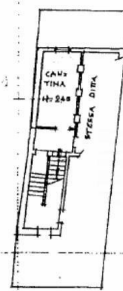
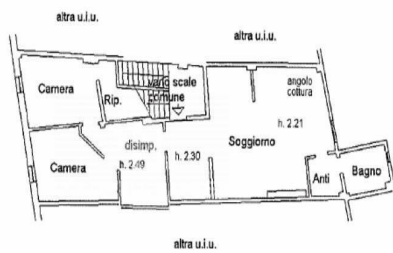
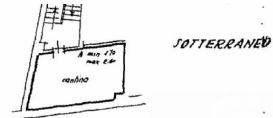
Shopping Centers



Municipal Offices / Town Halls

Images





PIANO SOTTERRANEO

PIANO TERZO