



COLDWELL BANKER
MAXI REAL ESTATE

Coldwell Banker Maxi Real Estate
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Apartment for Sell in Ragusa - Area: Centro

📍 via coffa, Ragusa, 97100 (RG)

78.000€



Contact info



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Description

COLDWELL BANKER offers for sale a PRESTIGIOUS APARTMENT WITH MEZZANINE IN A HISTORIC BUILDING WITH PANORAMIC TERRACE.

VIA COFFA, 30 – RAGUSA.

In the heart of Ragusa's historic center, just steps from the Cathedral of San Giovanni Battista, Via Roma, and the picturesque Tre Ponti overlooking the Santa Domenica Valley, we offer for sale a charming apartment on the second and top floor of a historic building dating back to 1891.

The building, consisting of just two residential units, retains its period charm thanks to its fine architectural details and original decorations, offering an exclusive and private setting.

A distinctive feature of the property is the panoramic terrace, not for exclusive use, from which you can enjoy a unique view of the historic center, the Hyblaean Baroque, the bridges and the Hyblaean Mountains.

The apartment features spacious and bright spaces. It currently comprises a large entrance hall, hallway, living room, eat-in kitchen, two large bedrooms, a study, a large mezzanine of approximately 25 square meters, two bathrooms, and five balconies. It enjoys triple exposure.

The property in question requires internal renovation work.

Thanks to the large size and layout, there is the real possibility of creating up to three residential units with independent access, making the property ideal as an investment, such as a holiday home or luxury hospitality business.

The entire period building features a solid structure and has undergone seismic strengthening, with the installation of tie rods and chains, ensuring optimal static performance. The pitched roof requires no renovation or restoration, and the unit is free of rising damp.

The strategic location, in the heart of the tourist centre and just a short walk from Ragusa Ibla, a UNESCO heritage site, combined with the immediate proximity to services, restaurants and redevelopment projects already underway (Vallata Santa Domenica, a unique green lung in southern Italy) makes this solution extremely interesting, as well as having great charm and high potential, perfect for those wishing to invest in the authentic heart of Ragusa.

Immediate availability.

Details



Property ID: CBI163-2526-6705



Surface: 204.00 m²



Rooms: 4



Bathrooms: 2



Energy Class: G EP glnr: 180.00 kwh/m²



Bedrooms: 2

Property Features



Floor: 2



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 204.00 m²



Rooms: 4



Bedrooms: 2



Bathrooms: 2



Kitchen: Habitable



Position: Touristic



Balconies: Presente



Shower: Yes



Terrace: Present

Nearby



Gyms



Wellness Centers



Sports Complexes



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images









