in
sale a Parma
€ 590.000
Ref. A 236

161 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6

WE OFFER A REFINED SLICE OF A HOUSE WITH A SMALL TERRACE, class F.
The house extends over multiple levels, with a private entrance (10 sq m) on the ground floor. An open staircase flows seamlessly through the various levels of the home, each with its own functional identity and harmoniously connected to the others.
On the 1st floor (69 m2) there is the bright and welcoming living area, consisting of a living room with dining area, a separate kitchen, a service bathroom, a convenient laundry room and a closet.
The 2nd floor (56 m2) is dedicated to the sleeping area, with a double bedroom, a twin bedroom and a bathroom on the floor.
On the top floor, the attic offers a charming open space of approximately 26 square meters, with connections for a kitchenette and bathroom. A versatile space, it can be used as a study, reading area, and/or relaxation area.
From here you access the open-air terrace (2.5 m2), directly overlooking Piazza Duomo: a real gem, perfect for breakfasts at dawn, afternoon reading, or intimate evenings under the stars.

PARMA, CATHEDRAL SQUARE.
In the heart of Parma's historic center, overlooking the timeless charm of Piazza Duomo, this charming, renovated home is a rarity, combining authenticity, comfort, and light.

A tailor-made home for those seeking poetry, sobriety, and elegance, nestled among the city's most charming streets, where every corner tells a story and every window frames glimpses of beauty. The rooms are simple, comfortable, and bathed in abundant natural light, thanks to the delightful southern exposure and the presence of large windows that enhance the feeling of warmth and welcome.

The wooden floors in the bedrooms convey intimacy and refinement, while in the living area, the original cement tiles add a touch of color and memory, perfectly preserved as a small tribute to the past.
The exposed ceilings, with antique wooden beams and terracotta tiles, give depth and character to the spaces, while the carefully exposed brick walls enhance the home's authentic soul and harmoniously complement every detail of the renovation.

The charming attic opens onto an intimate and private terrace, a true gem: an open space from which to enjoy unique views of the ancient rooftops and the imposing beauty of the Duomo, a living postcard that accompanies every moment of the day.

The location is simply unparalleled: in the most authentic heart of Parma, just steps from monuments, traditional restaurants, shops, and services. A home that is also a lifestyle, designed for those who want to experience the city from a privileged perspective, with the constant feeling of being part of something precious and unique.

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Ideal as a primary residence, a charming pied-à-terre, or a valuable investment, this home needs no words. Simply step through the door, open the windows... and let its beauty speak for itself.

The house has independent heating and air conditioning. The renovation did not include replacing the windows.

Certification

Energy Class: F

Property details

Address: Vicolo Del Vescovado

Bedrooms: 2

Bathrooms: 2

Rooms: 6

State of Preservation: Restored

Level: Multi-Storey

Total Floor: 3

Heating: Heating

Age Construction: 1800

Kitchen: Regular Kitchen

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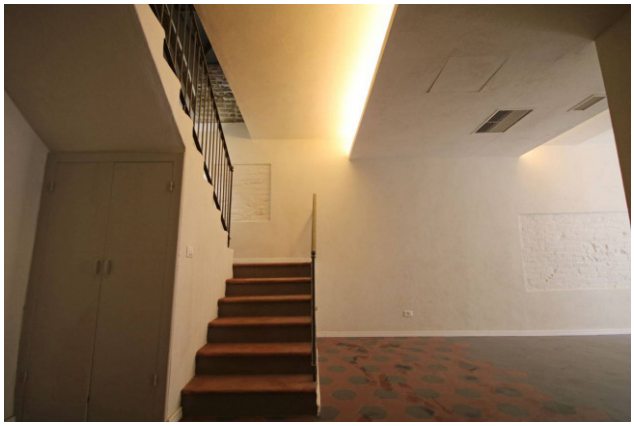

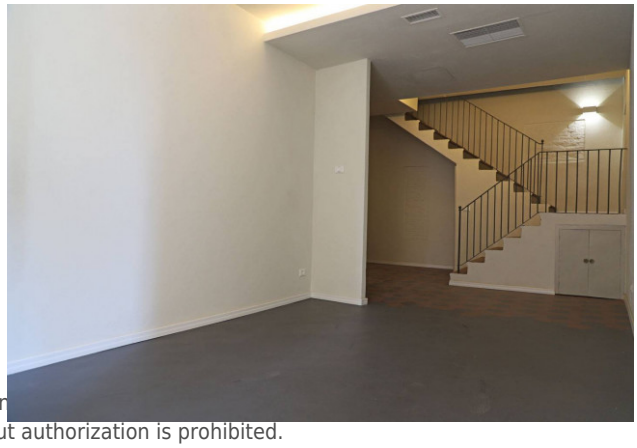

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