

## Pethouse for Sale to Venezia : San Marco



**430 square meters | : 4 | : 5 | : 12**

VENICE - LOVELY PENTHOUSE WITH TERRACE AND VIEWS of the SAN MARCO BELL.

Located in a building of rare elegance, with an atrium furnished with ancient statues and a private exit to the adjacent calle, thanks to which it is possible to reach the property directly by private boat or gondola, the splendid penthouse boasts panoramic views of the Campanile di San Marco. on the Venetian Moors and on the ancient buildings of the area, the oldest and most valuable in the city of Venice.

Located on the 4th floor, the penthouse does not have an elevator, generally impossible in Venice, but it does have a freight elevator that runs up the stairs, a necessary utility for suitcases and daily shopping.

The first apartment with a surface area of 300 square meters, the apartment occupies the 4th and 5th floor of the building, has a roof terrace / terrace of 20 square meters and enjoys an incomparable 360 degree view of Venice. The upper floor, given the breathtaking views - it seems to grasp the Basilica of San Marco and the Moors with your hand - is organized as a huge living area, plus a dining room, a large kitchen, a study and service.

On the lower floor, connected to the upper floor by a "Leonardesque" staircase - a space-saving solution - there are two very large suites, each with its own walk-in closet and bathroom with tub or shower and a third bedroom with private bathroom. .

Complete this level a large room / closet that can be transformed into a fourth bedroom.

On the 4th floor, there is a further second apartment of 50 square meters, totally independent, but connected to the main body, consisting of a large living room with open kitchen and dining area with views over the streets and the Campanile di San Marco, and a large bedroom with view and en suite bathroom. Second service in the living room.

Original "seminato alla veneziana" floors or high quality carpeting. Bathrooms in marble and quality ceramic tiles. Ceilings with exposed beams and bricks, in perfect condition with trusses. Roof completely renovated. Air conditioning, independent heating, alarm system.

The second apartment of about 100 square meters has a large open space living room overlooking the canals, with kitchen and dining

area, a double bedroom and a bathroom.

## Property details

---> <b>Codice</b> <---: Venezia	---> <b>Motivazione</b> <---: Sale
---> <b>Tipologia</b> <---: Pethouse	<b>Region:</b> Veneto
---> <b>Provincia</b> <---: Venezia	---> <b>Comune</b> <---: Venezia
---> <b>frazione</b> <---: San Marco	---> <b>Prezzo_Richiesto</b> <---: € 2.900.000
---> <b>Totale_mq</b> <---: 430 square meters	---> <b>camere</b> <---: 5
---> <b>bagni</b> <---: 4	---> <b>Locali</b> <---: 12
: 4	: Yes

## Features

Terrace: 20 m <sup>2</sup>	Closet	Fireplace
Air-Conditioned	Parquet	Telephone System
Wiring: Up to standart	Jacuzzi	Shower
Wooden Window Frames	Predisposition for Alarm	Safe-Deposit Box
Shutters		

## Nearby

Gyms	Spa	Football Fields	Fitness Centers
Playgrounds	Railway Station	Public Transport	Kindergarten
Elementary Schools	Schools	High Schools	Cafe
Post Offices	Shopping Centers	Municipal Offices	



















