Sardegna

Sassari

Ref. 6457: Unique investment opportunity in the historic center of Northern Sardinia. Authentic property with potential, within walking distance of station, university, culture, parks, and amenities. Ideal for rental investment or as a pied-à-terre.
Asking Price: € 59.000



Description

Unique investment opportunity in the historic centre of a vibrant capital in northern Sardinia. This characterful terra-tetto property (from bottom to top) from circa 1950 combines authenticity with interesting development potential.

The location is exceptionally central and ideal for both own use and rental. All amenities are within walking distance, making the property particularly attractive for students, professionals and travellers.

Surroundings & location:

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Bus stop just 50 metres away

•

Covered market hall 200 metres away

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Nearby university with important medical faculty

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Close to library, cinema and theatre

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Close to monuments, several museums and park

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Various bars, restaurants and shops in immediate vicinity

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Authentic city experience with beautiful lively squares and many terraces

Property features:

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Solid construction from 1950

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Well-maintained roof

- Double glazing
- PVC shutters
- Original floors, vaults and authentic doors

Layout & potential:

- Ground floor with spacious entrance hall
- Historic cellar with vaulted ceilings in 2 sections (ideal as wine cellar)
- First floor with bright living room, spacious bedroom, bathroom and kitchen area
- Possibility of adding an extra room above via internal staircase

The property needs some refreshment, especially on the walls due to temporary vacancy, but can be made habitable relatively quickly.
The first floor could be renovated with limited investment (new kitchen and bathroom) and used or let immediately.

The remaining floors offer excellent potential for further development and value appreciation over time.

Additional benefits:

- Suitable for own use or rental
- Interesting as a multi-phase renovation project
- Guidance possible from local professionals (architect, contractor, installers)

A charming property with character, central location and strong investment potential.

Pictures











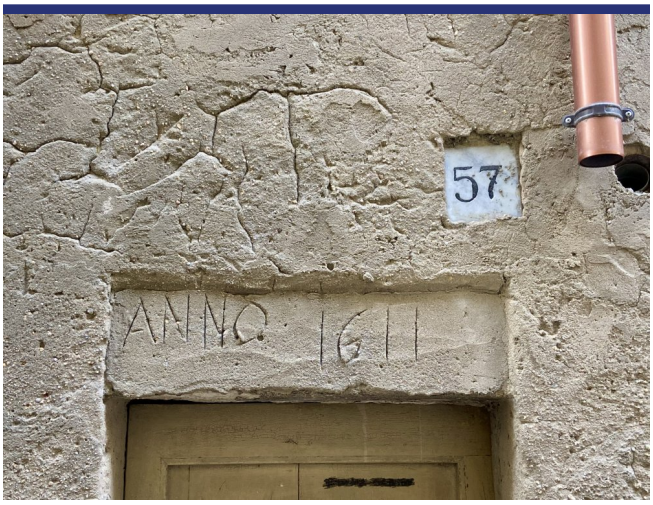
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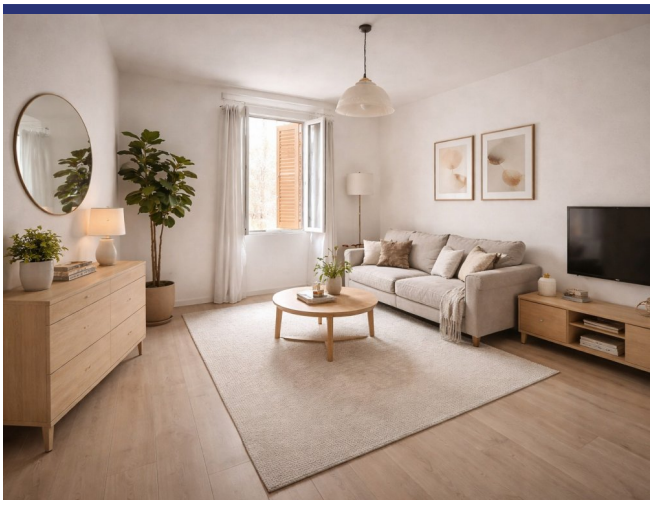

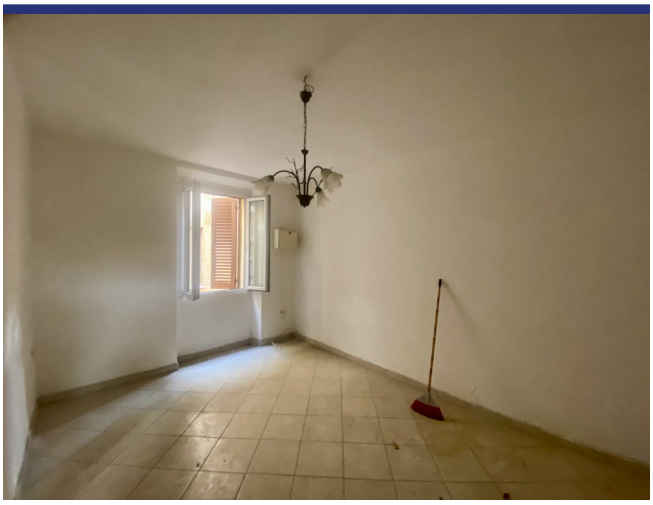









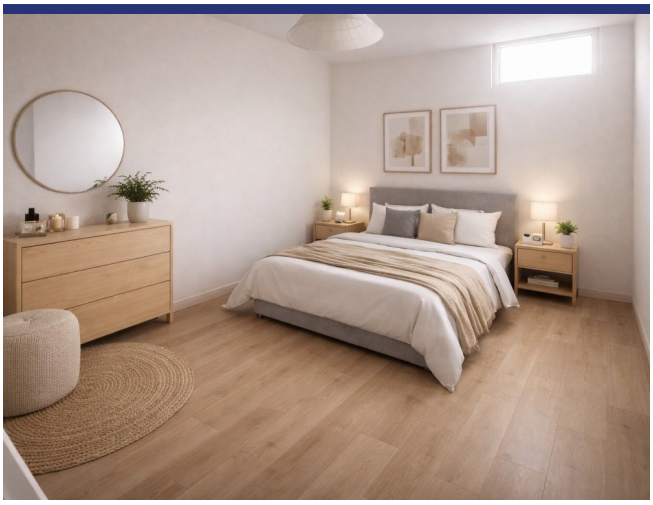

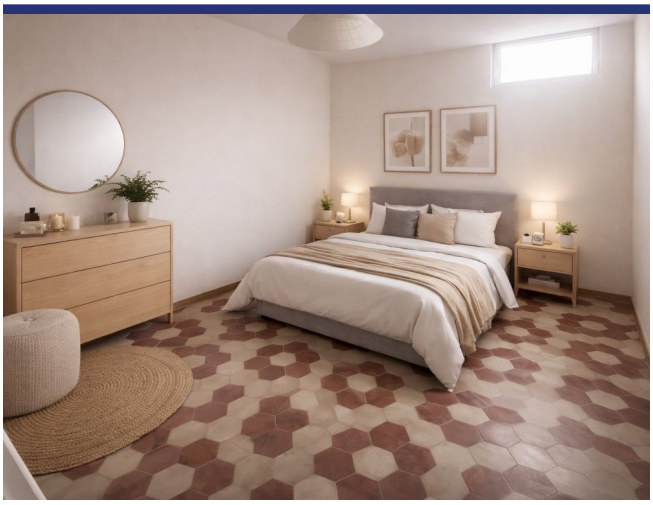





















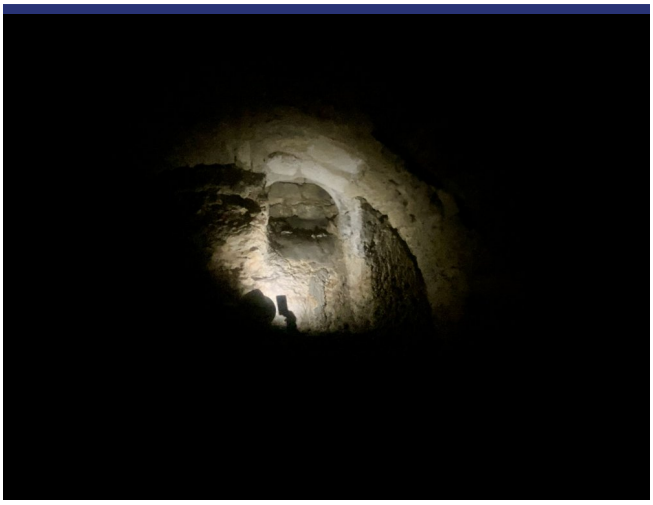




MERCATO CIVICO










UNIVERSITA'




Bagella
1932

Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6457
- Apartement/In borgo
- Village House/Cottage
- 10 km to Sea
- 0.1 km to Village
- Asking Price: € 59.000
- Floorspace: 98 m^2
- SQM Plot: 49 m^2
- Bedrooms: 1
- Bathrooms: 1
- Rental Potential: Very good
- Condition of the Property: Partly to be renovated
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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