

Ref. 2902 – **CASA MANFREDI**www.romolini.com/en/2902

COZY 2-BEDROOM APARTMENT FOR SALE IN THE HISTORIC CENTER OF BRISIGHELLA

Brisighella – Ravenna – Emilia-Romagna**Interiors**
150 m²**Bedrooms**
1 (up to 2)**Bathrooms**
2**Furniture**
Included in the price

Modern apartment on two levels obtained inside an old tower located in the medieval town of Brisighella. The property occupies the second and third floors of the building, which is accessed via a particularly impressive external staircase positioned on the ancient walls of the village.

The second floor consists of a living/dining room with modern open kitchen, a bedroom and a bathroom. The ceilings on this level are largely finely decorated.

The third floor consists of a bright living room equipped with a skylight, dining room with modern open kitchen featuring a large window that offers a breathtaking view of the open-air theater and the Monticino tower. A modern bathroom with an open shower completes the floor.

The conformation of the property would also allow the creation of two small independent apartments to be put to income, each consisting of living room/kitchen and bedroom with bathroom.

SUMMARY OF THE PROPERTY

REFERENCE #: 2902 – CASA MANFREDI

TYPE: apartment

CONDITIONS: excellent

LOCATION: historic center, panoramic

ACCESS: excellent, paved road

INTERIORS: 150 square meters (1,614 square feet)

TOTAL ROOMS: 4

BEDROOMS: 1 (up to 2)

BATHROOMS: 2

MAIN FEATURES: stone walls, wooden floors, fine ceramic tiles embedded in the walls, exposed beams, panoramic windows, furniture included in the selling price

ELECTRICITY: already connected

WATER SUPPLY: municipal aqueduct

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 353.00 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (800m; 2'), Faenza (11km; 15'), Imola (25km; 30'), Forlì (30km, 35'), Ravenna (50 km; 50'), Cervia (50km; 1h), Milano Marittima (58km; 1h 5'), Cesenatico (65km; 1h), Bologna (70km; 1h 10') Bellaria (78km; 1h 5'), Rimini (84 km; 1h 5'), Riccione (90km; 1h 5'), Misano (95km, 1h 15'), Cattolica (100km; 1h 10'), Gradara (105km; 1h 15'), Pesaro (117km; 1h 25')

CLOSEST AIRPORTS

Bologna G. Marconi (75km; 1h), Rimini F. Fellini (85km; 1h 5'), Firenze A. Vespucci (170km; 2h), Ancona R. Sanzio (168km; 1h 50'), Roma Ciampino (386km; 4h 50'), Roma Fiumicino (400; 4h 35')

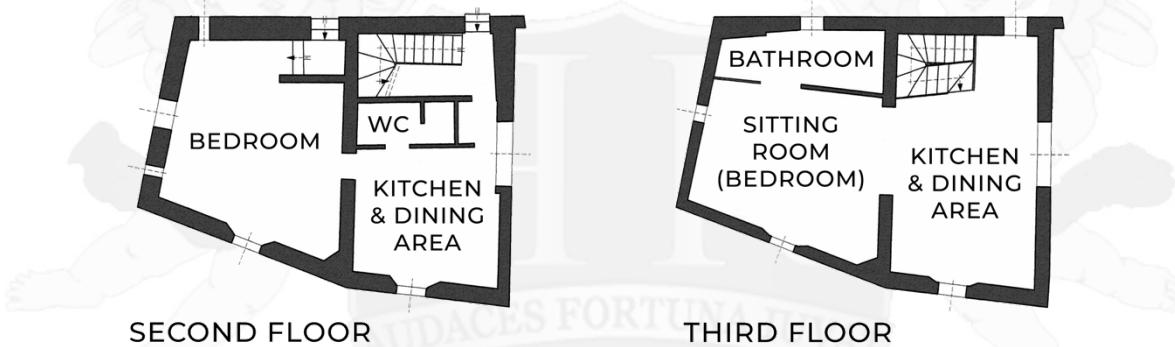
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The interior stone walls are embellished with fine original ceramics made by **Guerrino Tramonti**, a renowned contemporary painter and ceramist. The designer furnishings in the apartment are included in the sale price.



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The village has all necessary services, including a Conad supermarket (also reachable on foot in about 10'), schools (kindergarten, primary, secondary) and a convenient train station that allows to reach in a short time various cities of Emilia-Romagna (Faenza, Forli, Bologna...).



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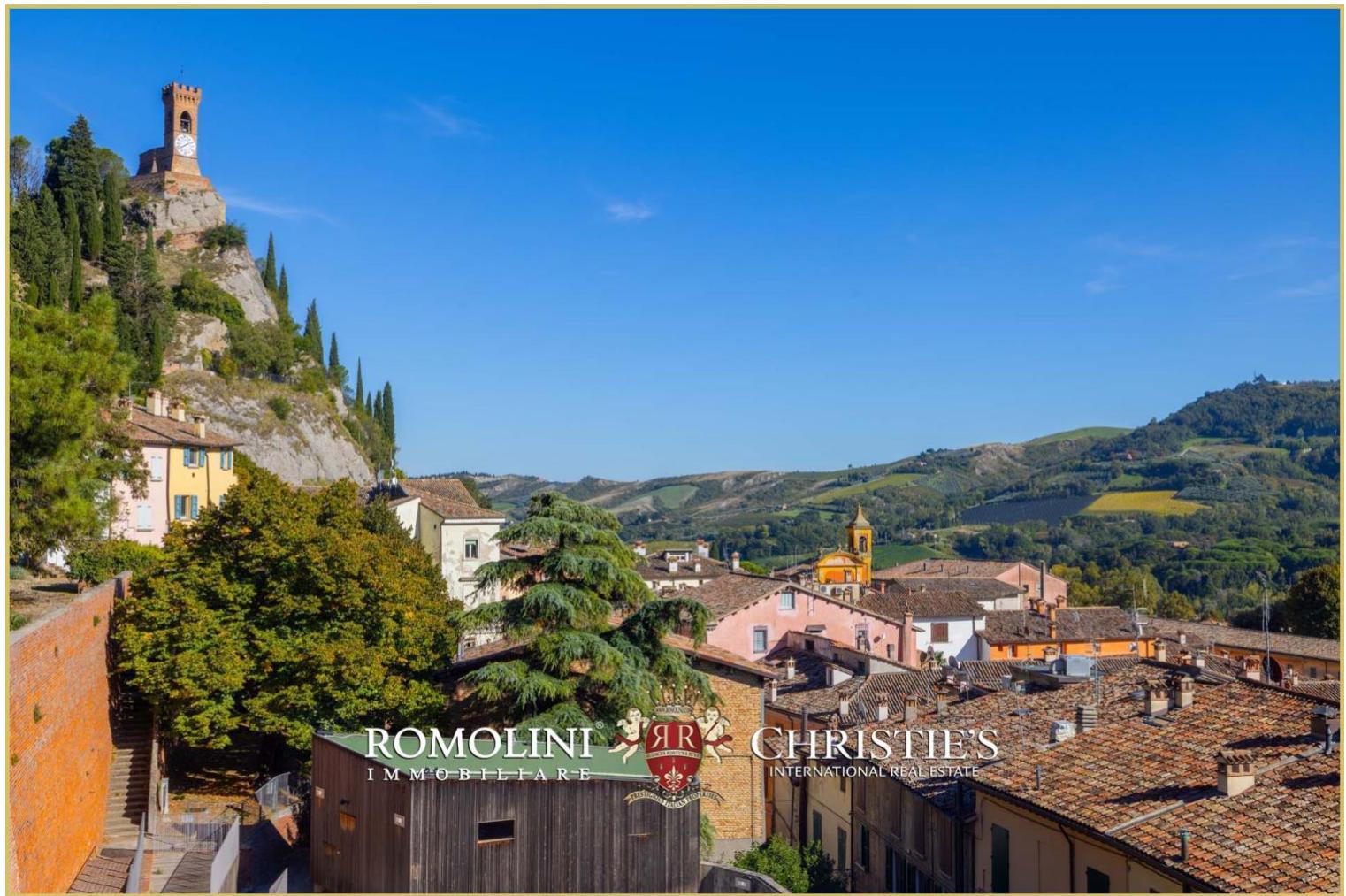


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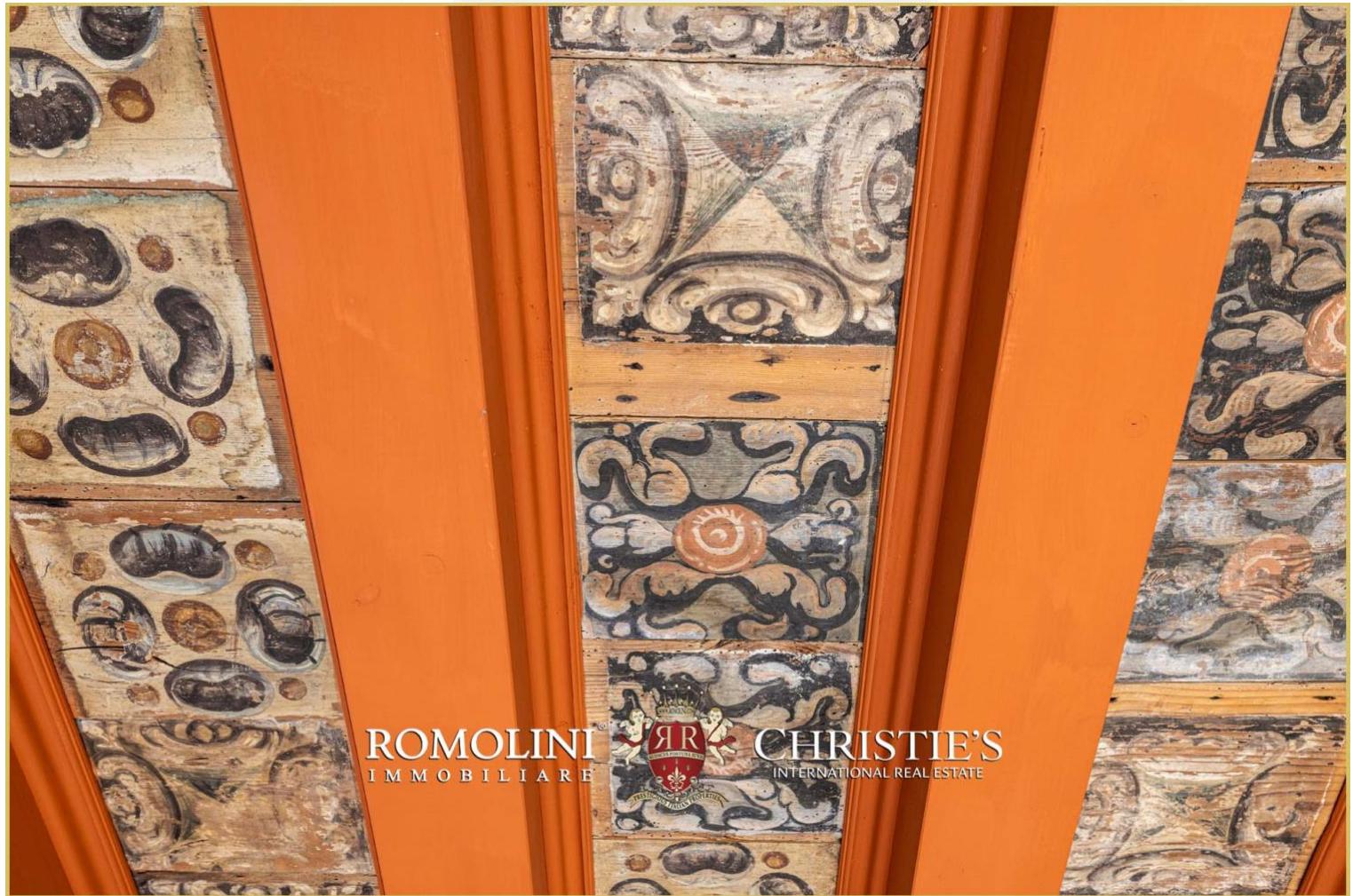


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