

a Oristano
Centro
€ 330.000
Ref. 1043-330



142 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

Oristano - Via Gramsci n. 1 - Very central!

In the heart of Oristano, we offer for sale a refined detached residence, where elegance, comfort, and functionality blend in perfect harmony. An ideal solution for those seeking an exclusive home or a prestigious investment, ready to generate income.

The property is spread over two levels with a total surface area of 142 m², with 112 m² of internal space and approximately 65 m² of private outdoor space.

The property, kept in impeccable condition, is ready to be inhabited, without the need for intervention.

The entrance leads to a harmonious and sophisticated space: the living room and open-plan kitchen, embellished with high-end furnishings, blend together in a modern and functional layout. The central staircase leads, on one side, to a mezzanine area with two versatile spaces and a bathroom, ideal as a professional office or private space; on the other, to a generously sized terrace, a true added value of the property, designed to fully enjoy the Mediterranean climate in complete privacy.

The sleeping area, on the ground floor, features three bedrooms, two with en suite bathrooms and one with an adjoining bathroom, designed for comfort and privacy. All rooms are air-conditioned with heat pumps, supported by a photovoltaic system, synonymous with energy efficiency and sustainability.

The residence is completed by a private courtyard with double access, which leads to a garage currently used as a laundry room and storage area, easily convertible into an additional service space also for motorbikes and bicycles.

An exclusive, private, and versatile property with a successful history as a bed and breakfast, renowned for its quality of service and facilities.

Don't miss the opportunity to purchase your dream home in the heart of Oristano. You can contact us at 078969387 or by email at info@gruppoisland.it. If you'd like to browse our other properties, we invite you to visit our website www.gruppoisland.it!

Property Informations

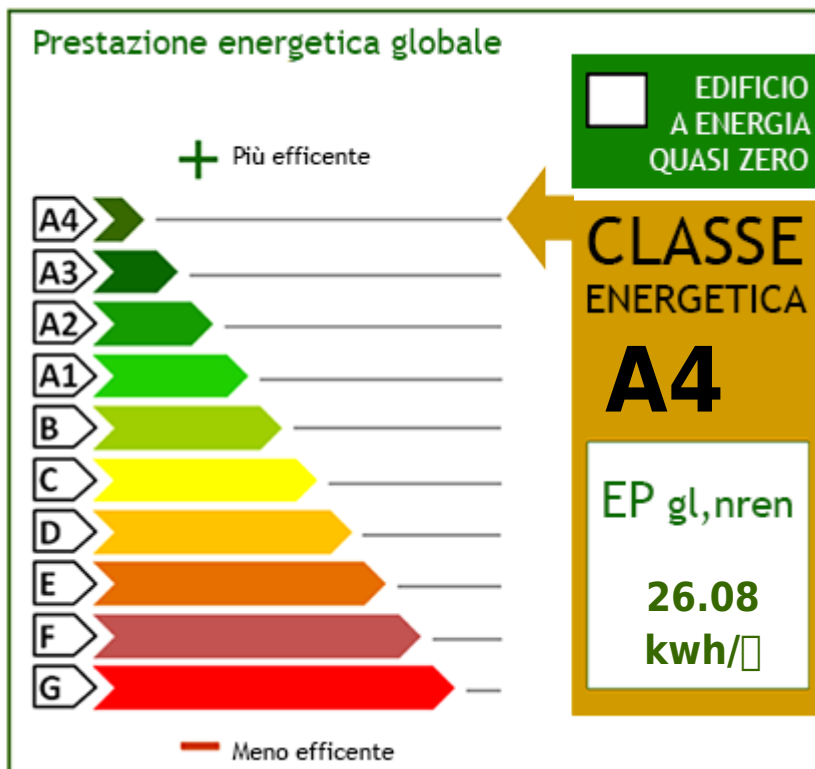
Address: Via A. Gramsci, 1	Zip Code: 9170
Bedrooms: 3	Bathrooms: 3
Rooms: 4	State of Preservation: Excellent
Level: On two-levels	Current Status: free at the notary
Terrace: Present, 37 sq.m	Garden: Private, 13 sq.m
Kitchen: Exposed Kitchen	Box: Shed, 14 sq.m

Features

Terrace: 37 □	Tv Antenna: independent	Closet
Air-Conditioned	Parquet	electric installation: in compliance
Shower	Shutters	water reserve: private

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers









PIANO TERRA
H. 2.70



VIA A. GRAMSCI

PIANO PRIMO



Frimm Island

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