



## Excellent 2 Bed House for Sale In Burano Venezia



### Info Agente

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Nombre:           | Niall Madden                                                                  |
| Nombre empresa:   | Esales Property Limited                                                       |
| País:             | Reino Unido                                                                   |
| Experience since: | 2002                                                                          |
| Tipo de servicio: | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Teléfono:         |                                                                               |
| Languages:        | English                                                                       |
| Sitio web:        | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 410,539.43 |

### Ubicación

|                |                                                        |
|----------------|--------------------------------------------------------|
| País:          | Italia                                                 |
| Dirección:     | Via San Martino, 114                                   |
| Código postal: | 30142                                                  |
| Publicado:     | 03/09/2025                                             |
| Descripción:   | Excellent 2 Bed House for Sale In Burano Venezia Italy |

Esales Property ID: es5554766

### Property Location

Riva San Martino Sinistra 114 Burano  
Burano Venezia  
Venezia  
30142  
Italy

### Property Details

This charming residence spans three levels, each offering approximately 32 sqm of living space. Sharing two walls with neighboring homes, it embodies the authentic character of Burano's traditional



architecture.

On the ground floor, a welcoming living room with open-plan kitchen creates a warm and inviting atmosphere. A staircase in elegant Istrian marble leads to the upper levels, while under the stairs a cleverly designed bathroom with shower has been added, accessible through a small anteroom. The ceiling, with exposed wooden beams and planks, enhances the historic charm of the space.

The first floor features a bright bedroom with three beds, a built-in wardrobe, and two Venetian-style mullioned windows that flood the room with natural light. Adjacent to the bedroom lies a spacious master bathroom with shower and a large window. A hallway connecting the staircase to the other rooms includes an additional built-in wardrobe. Here too, the wooden-beamed ceiling adds warmth and authenticity.

The top floor attic, though officially registered as loft space, has previously been used as a bedroom. It hosts three functional rooms: one with the gas boiler, another converted into a small bathroom, and a third laundry room with washing machine and dryer. The entire attic is illuminated by four skylights, including one larger opening with balcony-style windows, creating a bright and airy ambience.

Renovated completely in 2003, the house preserves its solid perimeter walls while everything else was rebuilt and reinforced. Flood protection has been integrated at ground level with a waterproof barrier up to window height. The flooring is original Venetian terracotta, the windows and balconies are crafted from wood with double-glazing, and the ground floor is elegantly furnished with antique pieces, complemented by a modern, custom-built kitchen. Original Murano glass chandeliers adorn the ceilings, lending a touch of Venetian artistry throughout.

## ABOUT THE AREA

Burano is a small island of less than one kilometer across, famed for its colorful houses and rich history. Once home to around 10,000 inhabitants, with two convents and four churches, today it remains one of the most picturesque jewels of the Venetian lagoon.

Many of its homes are compact, built closely together along narrow alleyways, often with limited light and views. By contrast, this property is among the largest on the island and enjoys a privileged location in one of the most open and scenic areas.

Overlooking one of Burano's three canals, the house enjoys a southwest orientation with breathtaking sunsets over the lagoon. From here, the view extends to the enchanting island of San Francesco del Deserto, with its Franciscan monastery still in operation, a truly unique and serene landmark. Venice itself can be glimpsed in the distance, adding to the sense of connection with the wider lagoon.

Just outside the canal lies a small traditional marina, still used by the few fishermen who remain on the island—an evocative reminder of Burano's maritime heritage. Despite its tranquil setting at the island's edge, the property is only about 100 meters from the central square, offering both privacy and convenience.



Adding to its charm, the small square adjoining the house is a favorite spot for photographers, who gather to capture the view of Burano's iconic leaning bell tower. From this vantage point, its tilt is especially striking, making the location truly one of a kind.

## MAiN FEATURES:

- \* 99m2 of living space
- \* 99m2 plot
- \* 2 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Común

|                            |       |
|----------------------------|-------|
| Dormitorios:               | 2     |
| Baños:                     | 3     |
| Pies cuadrados terminados: | 99 m2 |

### Rental details

|            |    |
|------------|----|
| Furnished: | Sí |
|------------|----|

### Lease terms

Date Available:

### Información adicional

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Virtual tour URL: | <a href="https://www.youtube.com/embed/ACsfTFW-IAU">https://www.youtube.com/embed/ACsfTFW-IAU</a> |
|-------------------|---------------------------------------------------------------------------------------------------|

### Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.496.608 |
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