

# Via Gherardini

Rif: T5107



## Via Gherardini – Arco della Pace

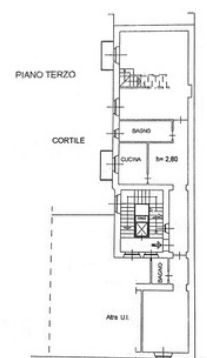
A truly unique home that combines the timeless allure of Milanese architecture with modern-day comfort, set in one of the city's most exclusive and vibrant neighborhoods.

Just steps away from the iconic Arco della Pace, we present for sale a charming 206 sqm apartment arranged over two levels, located on the third and fourth floors of an elegant 1930s period building with an elevator. In excellent conditions, bathed in natural light and featuring a dual exposure, this residence impresses with its generous spaces and the perfect blend of classic charm and contemporary details. On the third floor, the living area includes: an elegant double living room perfect for entertaining, a spacious eat-in kitchen, a bedroom or study, two bathrooms, and two balconies offering pleasant views. A beautifully designed iron staircase leads to the upper level, partially attic-style, hosting the sleeping area with three bedrooms and one bathroom.

Additional features include a cellar, independent heating, air conditioning, and video intercom.

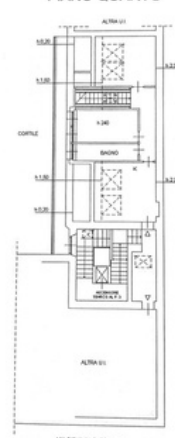
Price: € 1,995,000. Energy rating D – 72.5 kWh/sqm year

| Information          |                      |
|----------------------|----------------------|
| Price                | € 1.995.000          |
| Square footage       | 206 sqm              |
| Year of construction | 1930                 |
| Floor                | 3 - 4                |
| Maintenance          | Excellent            |
| Rooms                | 4                    |
| Kitchen              | Eat - in Kitchen     |
| Bathrooms            | 3                    |
| Box                  | None                 |
| Heating system       | Independent          |
| Condominium fees     | € 2.500              |
| Energy rating        | - 72,50 Kwh/sqm year |



VIA GIOVANNI GHERARDINI

PIANO QUARTO



VIA GIOVANNI GHERARDINI

**monti32**  
I M M O B I L I

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