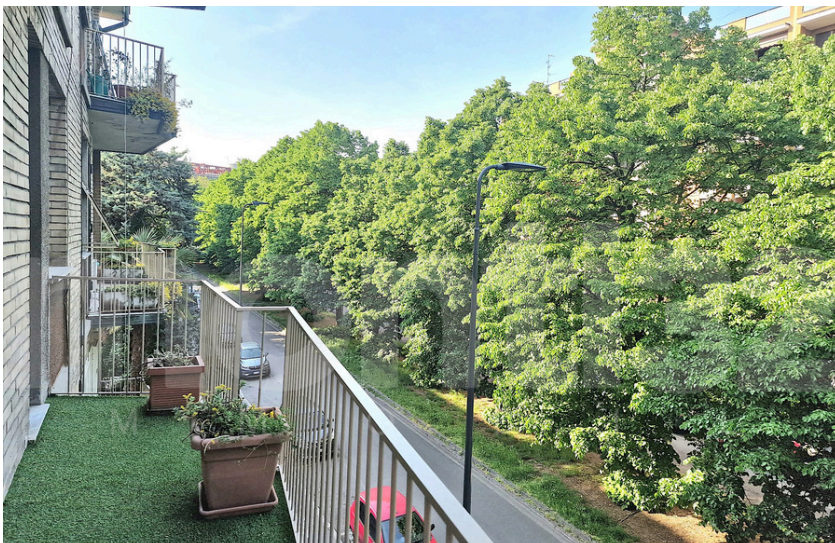


# Via Civitali

Rif: T2277



Via Civitali – San Siro.

In a quiet and well-maintained 1960s building, in a strategic location just 200 meters from the Ippodromo/San Siro Lilac Metro line stop, we offer for sale a bright 50 sqm one-bedroom apartment, completely newly renovated and never inhabited, located on the 2nd floor without elevator.

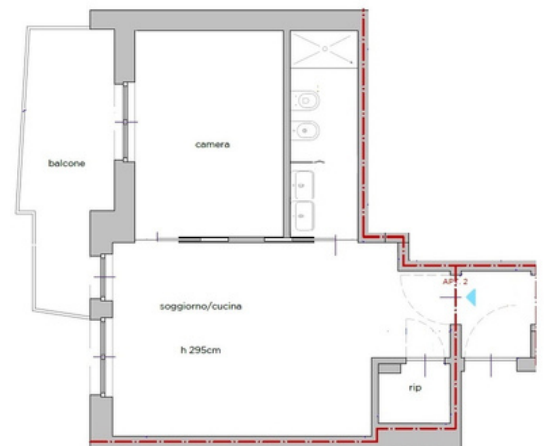
The apartment consists of an entrance hall, a welcoming living room with open-plan kitchen, and a large storage room used as a laundry area. The living area enjoys a double exposure onto Via Civitali, with both a window and a French door leading to a pleasant, livable terrace of approximately 8 sqm.

The sleeping area includes a spacious double bedroom, also with access to the terrace, and a bathroom. The property is finished with high-quality materials, fully furnished, and equipped with centralized heating and Daikin air conditioning.

Possibility to purchase a garage and a large windowed cellar.

Price: €290,000 Energy class D – 147 kWh/m<sup>2</sup> per year.

Information	
Price	€ 290.000
Square footage	50 sqm
Year of construction	1960
Floor	2
Maintenance	New
Rooms	1
Kitchen	open kitchen
Bathrooms	1
Box	not included
Heating system	Centralized
Condominium fees	€ 1.560
Energy rating	D- 147 kWh/sqm year



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

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