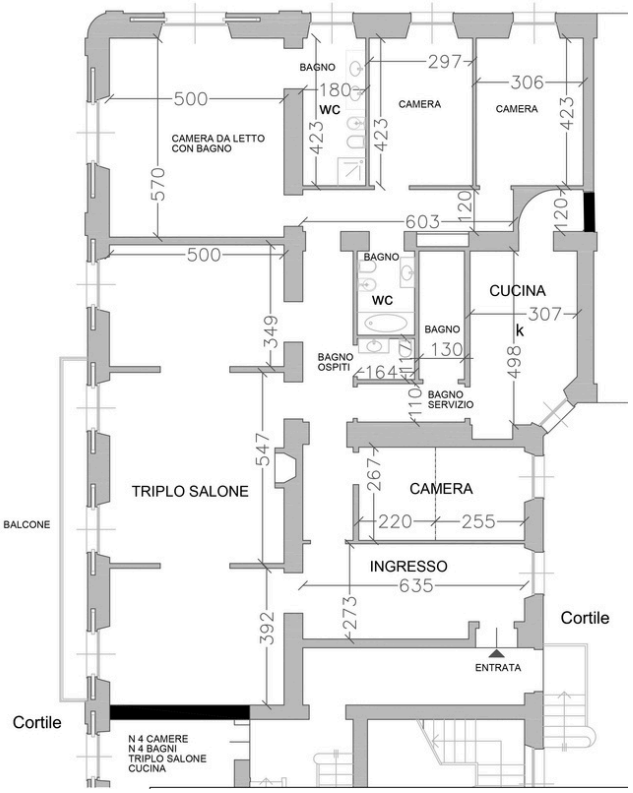
Via Mascheroni

Rif: A521





Information	
Price per month	€ 10.417
Square footage	250 sqm
Year of costruction	1900
Floor	R
Maintenance	Excellent
Rooms	4
Kitchen	eat-in kitchen
Bathrooms	4
Box	none
Heating system	Centralized
Condominium fees	€ 10.900
Energy rating	D - 207,52 kWh/sqm year



Via Mascheroni – Pagano
Located within a prestigious period building featuring concierge service and an elevator, in an elegant and private setting, we are pleased to offer for rent a spacious, bright, and exceptionally quiet residence measuring 250 sqm of usable living space. Situated on the raised ground floor and benefiting from a private entrance, this charming home stands out for its generous proportions and beautifully preserved period features. The welcoming and spacious entrance hall leads to an elegant triple reception room with a formal dining area, enriched by original architectural details and opening onto a magnificent 20 sqm habitable terrace, overlooking the condominium's landscaped inner garden and providing an atmosphere of absolute tranquility and sophistication. The fully equipped and functional kitchen is complemented by a practical staff room/walk-in wardrobe, a service bathroom, and a laundry room with bathroom facilities. The sleeping area, overlooking Via Telesio, comprises a bright master bedroom and two additional single bedrooms. Two further bathrooms complete this section of the property, making it perfectly suited for family living and guests. This residence represents an ideal opportunity for those seeking an exclusive home with generous living spaces, privacy, and exceptional comfort, in one of the city's most prestigious residential neighborhoods. The property is presented in excellent condition and benefits from central heating, air conditioning, and original parquet flooring throughout. Security deposit required: 12 months' rent.
Annual rent: € 125,000 plus condominium charges.
Energy rating Class D – 207.52 kWh/sqm per year.

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