

# Via Elba

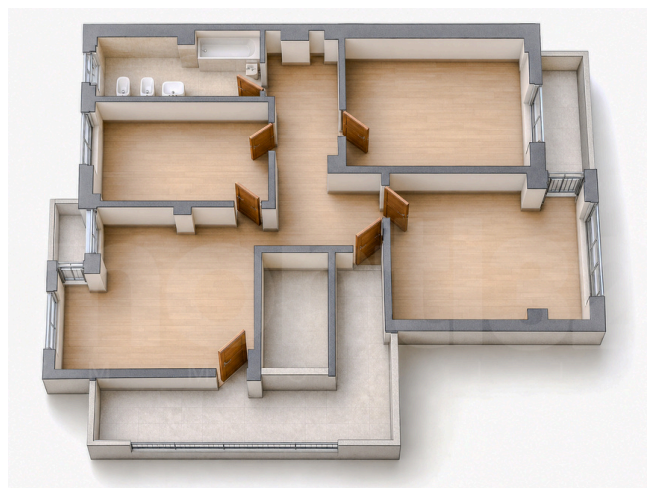
## Rif: T3314



Via Elba – Piazza Piemonte

Located in one of the most sought-after residential areas between Piazza Piemonte and Via Washington, within an elegant late-1960s building featuring two lifts and a part-time concierge service, we offer for sale a bright apartment of approximately 110 sqm, distinguished by a pleasant dual exposure. The property comprises double entrances, a spacious living area, eat-in kitchen, two bedrooms, a windowed bathroom, and two balconies. A cellar completes the property. The residence, in need of renovation, represents an excellent opportunity for enhancement thanks to its well-designed layout and abundant natural light. Features include parquet and marble flooring, central heating, and a security door. Price € 830,000 Energy class D – 413.55

| Information          |                         |
|----------------------|-------------------------|
| Price                | € 830.000               |
| Square footage       | 110 sqm                 |
| Year of construction | 1967                    |
| Floor                | 1                       |
| Maintenance          | to be restored          |
| Rooms                | 2                       |
| Kitchen              | eat-in kitchen          |
| Bathrooms            | 1                       |
| Box                  | none                    |
| Heating system       | Centralized             |
| Condominium fees     | € 3.500                 |
| Energy rating        | D - 413,55 kWh/sqm year |



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