

# Via Pirandello

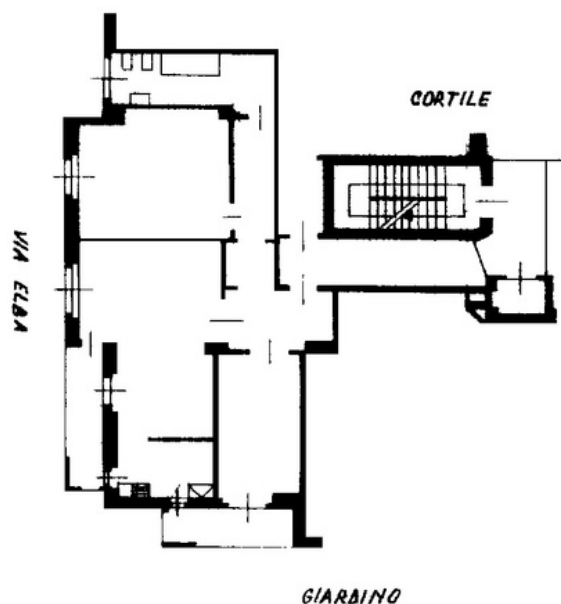
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## Via Pirandello – Via Elba

Set within an elegant 1960s residential building with full-day concierge service and elevator, this bright 95 sqm apartment is located on a high floor and benefits from a pleasant dual corner exposure. The property comprises an entrance hall, living room with a separate kitchenette, two bedrooms, one bathroom, two balconies, and a cellar. The apartment is presented in excellent internal condition and features central heating, air conditioning, a reinforced security door, video intercom system, and parquet and ceramic flooring throughout. A garage located in the immediate vicinity of the property is also included in the request. Price: € 950,000 Energy rating G – 175 kWh/sqm per year.

| Information          |                      |
|----------------------|----------------------|
| Price                | € 950.000            |
| Square footage       | 95 sqm               |
| Year of construction | 1960                 |
| Floor                | 4                    |
| Maintenance          | Excellent            |
| Rooms                | 2                    |
| Kitchen              | Kitchenette          |
| Bathrooms            | 1                    |
| Box                  | Single               |
| Heating system       | Centralized          |
| Condominium fees     | € 2.400              |
| Energy rating        | G - 175 kWh/sqm year |



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Via Piero Capponi 3 (MM Pagano) 20145 Milano  
[www.monti32.it](http://www.monti32.it) [info@monti32.it](mailto:info@monti32.it) +39 02 4984412