



V.le Monte Nero/ Via Bergamo Area



FEATURES:

Property type	Residential
Brokerage	Rent
Surface (sqm)	217
N. local	pluri
Bedrooms	3
Bathrooms	3
Energy rating	С
Floor	5, 6
Garden	common
Balcony/Terrace	yes
Box	yes

DESCRIPTION:

V.le Monte Nero/ Via Bergamo Area. In a stately building, **bright attic** floor 5° and 6°, sqm 217. Floor 5°: entrance, dining area, living room, kitchen, master bedroom with double wardrobe and en suite bathroom, 2 bedrooms with custom-made wooden cupboards. Bathroom, storage room. Bedroom and bathroom. **Large balcony** on the inner courtyard. Floor 6°: connected by internal staircase, double living room with direct access to **terrace of 60 sqm**. Furnished. Independent heating. Air conditioning. **Concierge**. 4+4 contract. **Annual fee € 78.000 + annual expenses € 6.320 ca.+ approx. Possibility box monthly fee € 200** Energy class E. Available from June 2025.

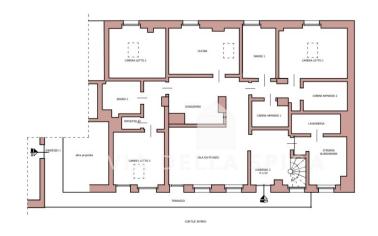


Frame the QRCODE to view the property on our website





PLANIMETRY 1:

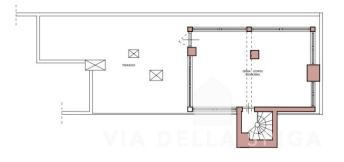


Piano quinto 1:100 - h=2.50m



PLANIMETRY 2:





Piano sesto (terrazzo con serra) 1:100 min h=2.40m max h=3.00m