



## 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	C
Floor	5, 6
Garden	common
Balcony/Terrace	yes
Box	yes

### DESCRIPTION:

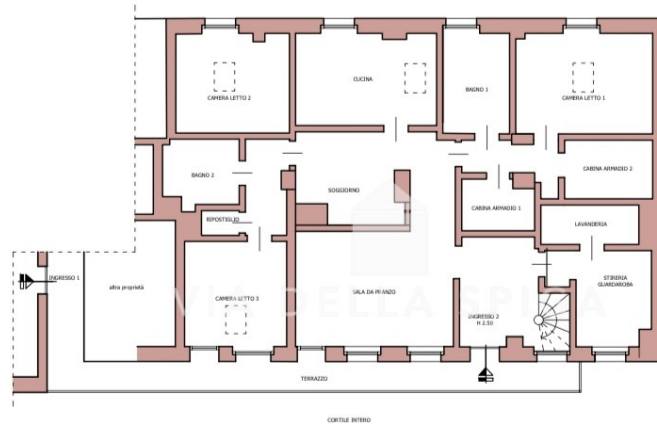
V.le Monte Nero/ Via Bergamo Area. In a stately building, **bright attic** floor 5° and 6°, sqm 217. Floor 5°: entrance, dining area, living room, kitchen, master bedroom with double wardrobe and en suite bathroom, 2 bedrooms with custom-made wooden cupboards. Bathroom, storage room. Bedroom and bathroom. **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 QR CODE to view the property on our website



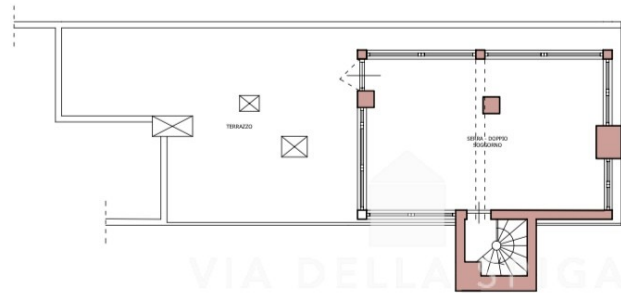
PLANIMETRY 1:



Piano quinto  
1:100 - h=2.50m



**PLANIMETRY 2:**



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