



Via Manin Area



FEATURES:

Property type	Residential
Brokerage	Rent
Surface (sqm)	150
N. local	4
Bedrooms	3
Bathrooms	2
Energy rating	G
Floor	2
Garden	common
Balcony/Terrace	yes

DESCRIPTION:

Via Manin Area. In an elegant building from the early 1900s with entrance facing the Montanelli gardens, elegant **bright** apartment on the 2nd floor', 150 m2. The entrance leads into the living area featuring 2 large windows and where there is a full-height wardrobe. The sleeping area is separated from the living room by a hallway overlooked by 2 double bedrooms and 2 bathrooms. On the right side the well-furnished eat-in kitchen equipped with appliances overlooks a **large balcony**, where there is a second service entrance. 3° single room. Cellar. Full day **concierge**. Central heating. **Annual fee € 48,000** (monthly fee € 4,000) + **annual expenses € 4,500 approx** (monthly expenses € 375 approx). Energy class G. The apartment is available immediately, with a 4+4 contract. The furnishings in the plan and the photos are indicative.



Frame the QRCODE to view the property on our website





PLANIMETRY 1:

