



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). **Also per company annual fee € 66,000** (monthly fee € 5,500). Energy class G. The apartment is available immediately, with a 4+4 contract. The furnishings in the plan and the photos are indicative. WATCH THE VIDEO <https://vimeo.com/1131278399?share=copy&fl=sv&fe=ci>



Frame the QR CODE to view the property on our website

Architectural floor plan of a house with various rooms and dimensions. The plan includes a central living area (SOGGIORNO) with a fireplace, a dining area (CUCINA), a kitchen (CUCINA), a bathroom (BAGNO 2), a bedroom (CAMERA 2), a bedroom (CAMERA 3), a bathroom (BAGNO PADRONALE), and a living area (SOGGIORNO). The plan also shows a staircase, a balcony, and a garden area. Dimensions are provided for various rooms and overall sections.

Rooms and Dimensions:

- CAMERA 2** h350: 490 (width)
- BAGNO 2** h240: 158 (width), 204 (depth)
- CAMERA 3** h350: 334 (width), 204 (depth)
- BAGNO PADRONALE** h350: 325 (width), 169 (depth)
- CUCINA** h325: 391 (width), 208 (depth)
- SOGGIORNO** h347: 466 (width), 432 (depth)
- SOGGIORNO** h350: 500 (width), 350 (depth)

Overall Dimensions:

- Left side: 120, 185, 120, 185, 120, 280, 120, 280, 120, 280
- Right side: 130, 190, 70, 190, 125, 285
- Bottom: 132, 120, 120

Other features include a staircase, a balcony, and a garden area. The plan is labeled with "h" for height and "h" for horizontal dimensions.