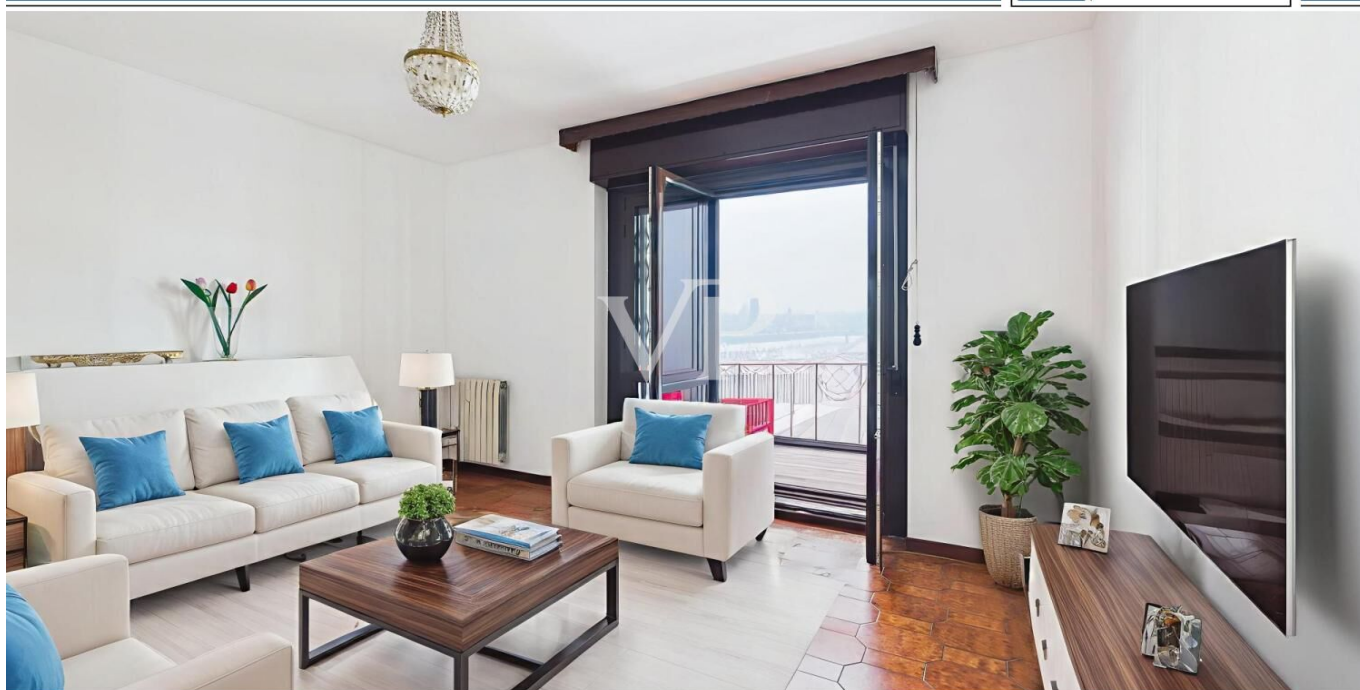


Milano – Romolo

## Prestigious three-bedroom apartment with three balconies, garage and basement in Romolo area

Property ID: IT252942197



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 430.000 EUR • LIVING SPACE: ca. 80 m<sup>2</sup> • ROOMS: 3

Property ID: IT252942197 - 20143 Milano – Romolo

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Property ID: IT252942197 - 20143 Milano – Romolo

## At a glance

|                      |                                 |
|----------------------|---------------------------------|
| Property ID          | IT252942197                     |
| Living Space         | ca. 80 m²                       |
| Floor                | 2                               |
| Rooms                | 3                               |
| Bedrooms             | 2                               |
| Bathrooms            | 1                               |
| Year of construction | 1970                            |
| Type of parking      | 1 x Duplex, 20000<br>EUR (Sale) |

|                |                          |
|----------------|--------------------------|
| Purchase Price | 430.000 EUR              |
| Commission     | Subject to<br>commission |
| Total Space    | ca. 87 m²                |
| Equipment      | Balcony                  |

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## The property



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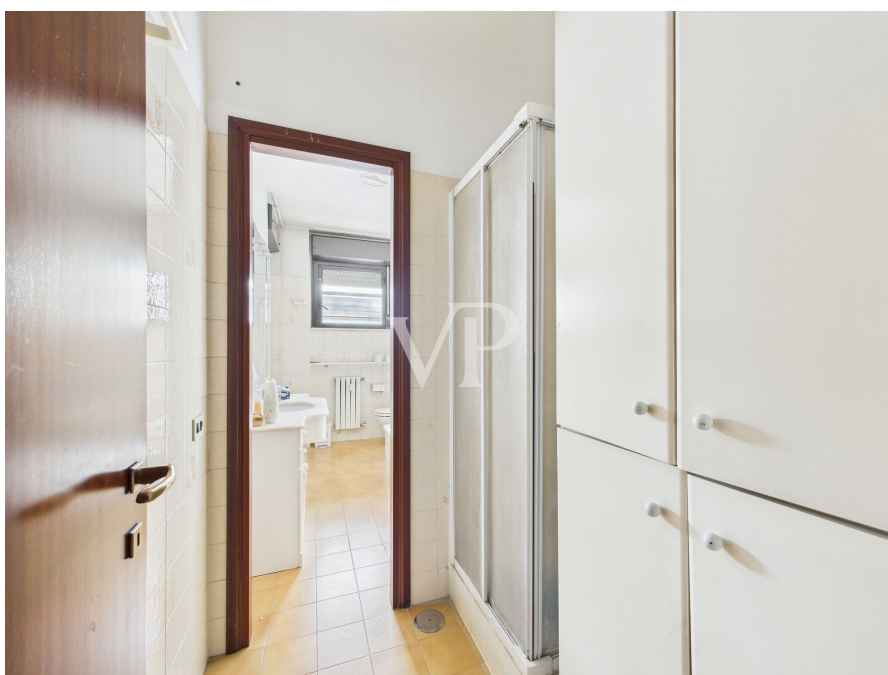
Property ID: IT252942197 - 20143 Milano – Romolo

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## The property



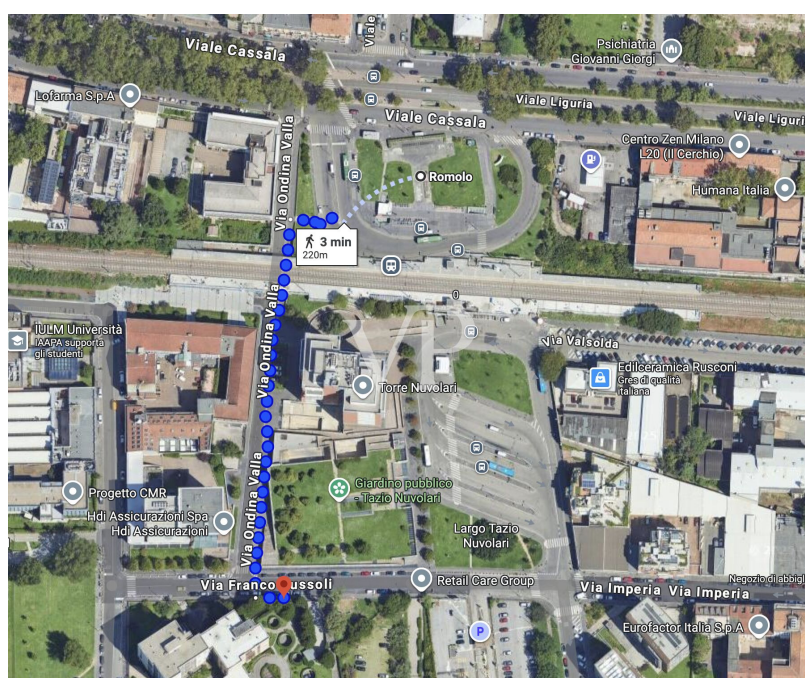
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## The property



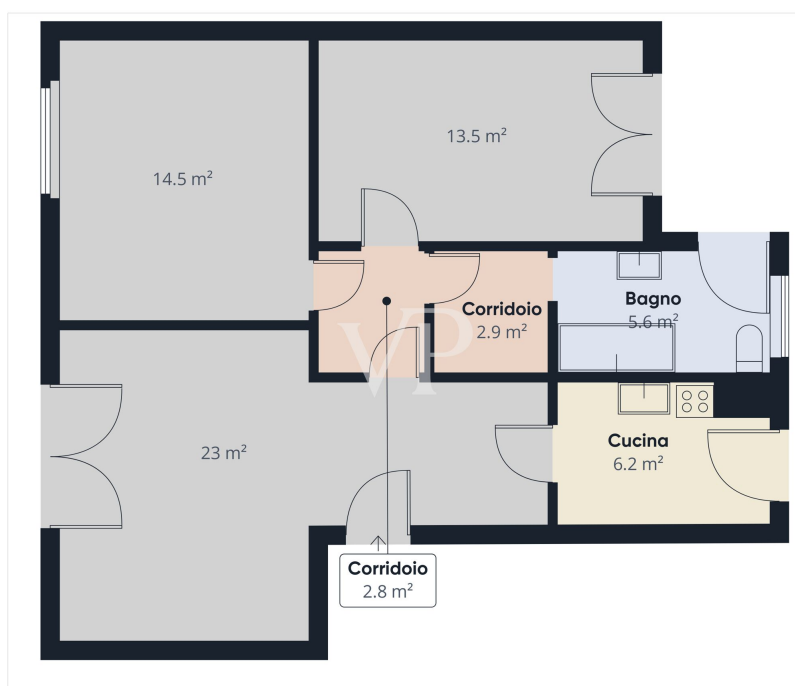
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## The property



Property ID: IT252942197 - 20143 Milano – Romolo

## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

A short walk from the Romolo subway station and the train station, in a convenient and strategic area to move easily around the city, we offer for sale a cozy three-room apartment located on the second floor of a small building of only three floors, quiet and well maintained.

Work is currently being completed on the renovation of the facades and balconies.

The apartment is composed as follows:

opens onto a bright living room, ideal for moments of relaxation or to receive friends and family served by a comfortable habitable balcony, following we find the semi-habitable kitchen, spacious and functional, perfect for those who love to cook or want a separate room where they can share meals also with balcony, a hallway that welcomes us to the sleeping area that consists of two bedrooms, both quiet and well-proportioned, windowed bathroom including ante-bathroom and exit to balcony communicating with a bedroom, in common, is complete and well distributed in space.

To complete the property, a convenient cellar, useful for storing everything you do not want to keep in the house.

Possibility of garage with a separate request of € 20,000.00.

The location is one of the strong points of this solution: within walking distance you can reach the subway, the station, supermarkets, stores, the university and all the main services in the neighborhood.

This house represents an ideal solution both for those looking for a first home and for those who want to make an investment in one of the most dynamic areas of Milan.

Property ID: IT252942197 - 20143 Milano – Romolo

## Details of amenities

- Possibility Box with separate request
- Cellar
- Triple exposure: South, East, West
- Three balconies
- Only the exterior access is adapted for people with reduced mobility
- Facade and balcony renovation already in progress

Property ID: IT252942197 - 20143 Milano – Romolo

## All about the location

Via Franco Russoli 7 - Milan :

Well-established residential area rich in services. The location is strategic for those who want balance between tranquility and urban vibrancy: supermarkets and pharmacies are within walking distance, as are school facilities suitable for different age groups.

Public transport connections are particularly efficient: the Romolo subway stop (Line M2) is about 200-250 meters away, while several bus lines (such as the 71) pass nearby.

The area also boasts the convenience of nearby green spaces and areas dedicated to relaxation, while maintaining a strong proximity to places of cultural and university interest. Institutions such as IULM and Bocconi are located nearby, making the area particularly attractive for professionals and students as well.

Property ID: IT252942197 - 20143 Milano – Romolo

## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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