

Vernate – Lombardia

## Two-room apartment with courtyard and parking space, in perfect condition

Property ID: IT242941511



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

PURCHASE PRICE: 140.000 EUR • LIVING SPACE: ca. 47 m<sup>2</sup> • ROOMS: 2

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## At a glance

Property ID	IT242941511	Purchase Price	140.000 EUR
Living Space	ca. 47 m <sup>2</sup>	Commission	Subject to commission
Available from	11.10.2024	Total Space	ca. 60 m <sup>2</sup>
Rooms	2		
Bedrooms	1		
Bathrooms	1		
Year of construction	1972		
Type of parking	2 x Outdoor parking space		

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Power Source	Gas	Energy efficiency class	E



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## The property



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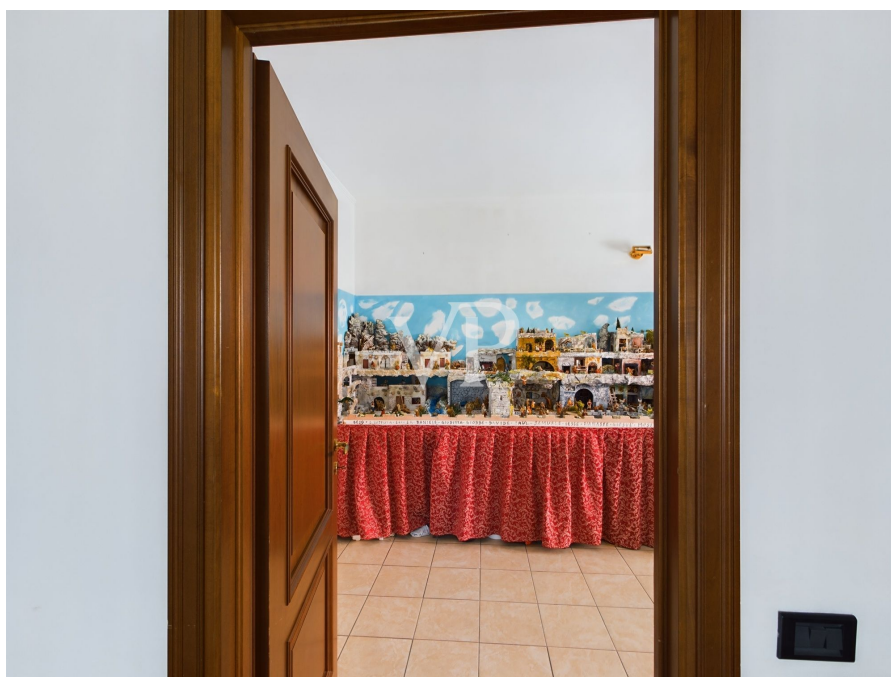
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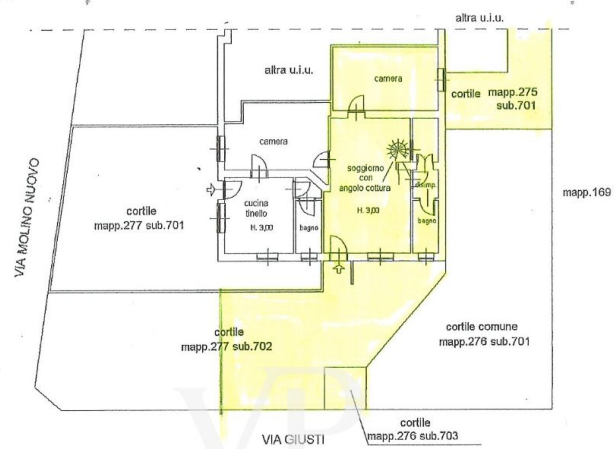
## The property



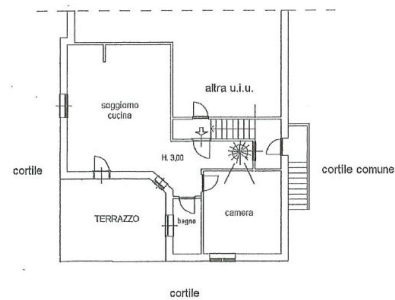
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# Floor plans

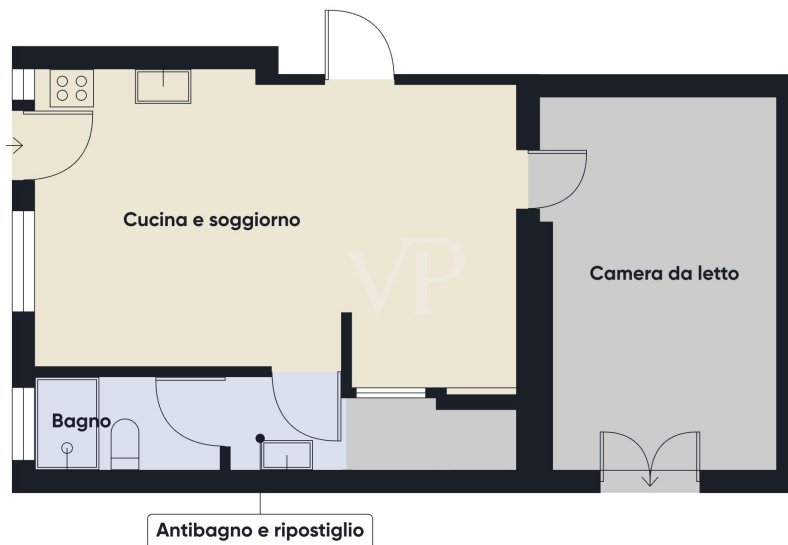
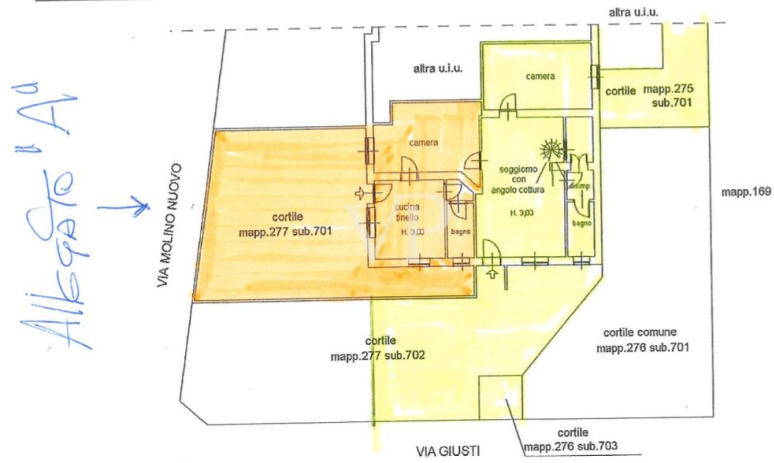
## PIANO TERRA



## PIANO PRIMO



## PIANO TERRA



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

For sale apartment in a villa consisting of 3 residential units. Two on the ground floor and one on the second floor, belonging to the same property. The apartment for sale, is located on the ground floor and is 47 square meters. It consists of entrance hall on living room with kitchenette, one bedroom plus bathroom with shower, storage room and small basement. From the bedroom there is access to an enclosed courtyard (without external exit) and can be furnished with garden furniture. Instead, to access the entrance to the property is through a large courtyard where we find an electric gate (driveway) and 2 parking spaces. Bordering the same property, in addition to the apartment for sale, we find another two-room apartment, cadastically separate from the property for sale of 32 square meters. There is a possibility to buy also this last property at the price of € 120,000.00. In the photos in the ad, there are two floor plans. The first property, object of sale is highlighted in yellow color, while the second property (for further purchase, which is of course optional) is highlighted in orange color and is named Annex "A".

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## Details of amenities

- Alarm system
- Video cameras
- Independent systems
- Air conditioning (Split)
- Electric gate for courtyard entrance
- 2 uncovered parking spaces within the property
- 2 courtyards of property



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## All about the location

Via Giusti 16 Moncucco di Vernate

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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