

Macherio

# Bright three-room apartment in modern building with terraces and garage

Property ID: IT242941551

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**PURCHASE PRICE: 215.000 EUR • ROOMS: 3**

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## At a glance

Property ID	IT242941551
Available from	01.04.2025
Floor	1
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1997
Type of parking	1 x Garage, 15000 EUR (Sale)

Purchase Price	215.000 EUR
Commission	subject to commission
Total Space	ca. 93 m <sup>2</sup>
Equipment	Terrace, Balcony

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## Energy Data

Energy Source	Light natural gas	Energy Certificate	Energy demand certificate
		Final Energy Demand	92.47 kWh/m <sup>2</sup> a
		Energy efficiency class	D

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## The property



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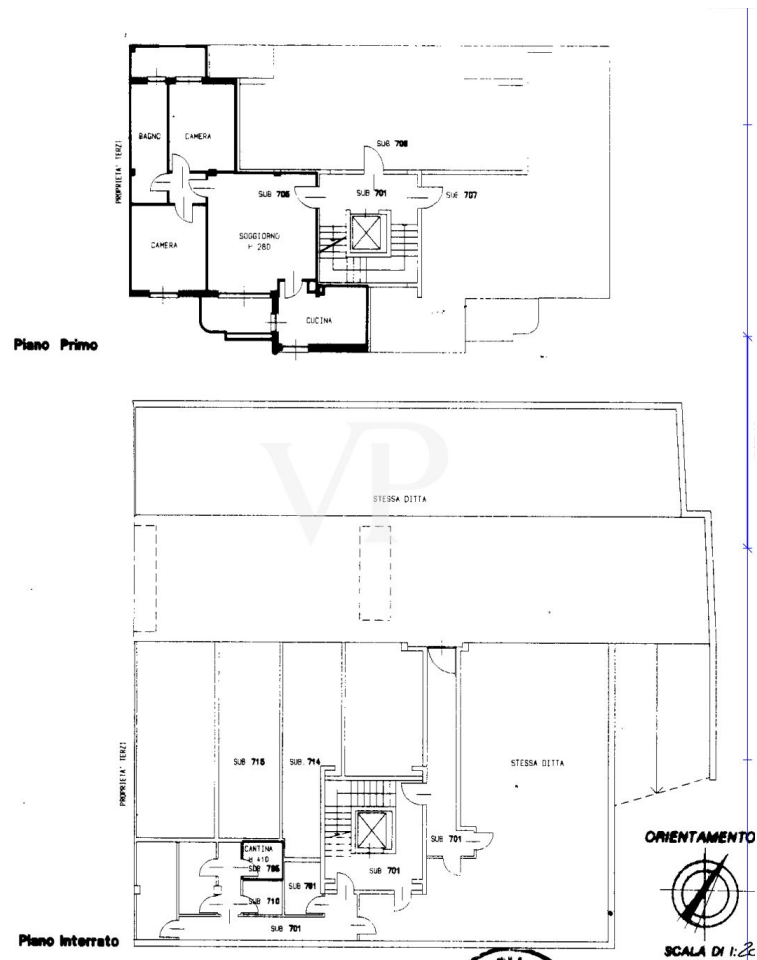
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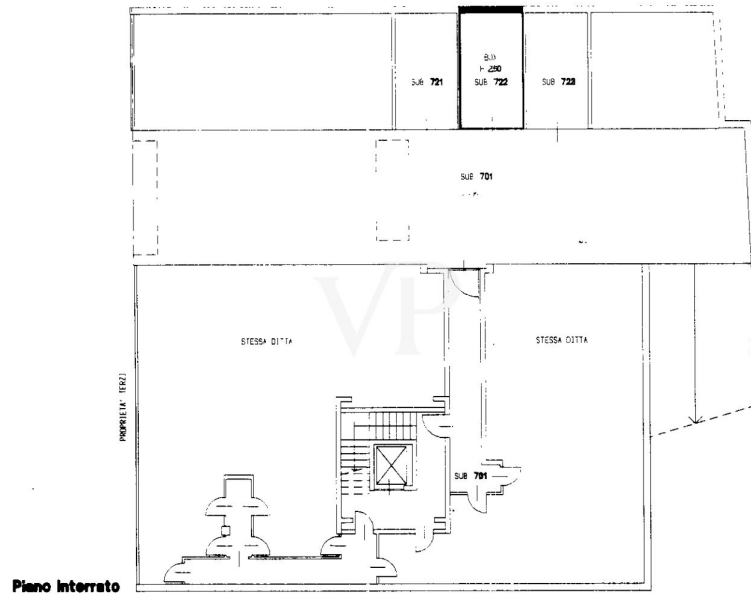
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## Floor plans





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

In Via Leopardi, in the Bareggia of Macherio, in a strategic and very convenient location with all road connections, main activities and primary and secondary services that the town offers, we offer for sale on the second floor with elevator, a delightful three-room apartment with double exposure and that is in good condition. The building, located in a quiet and safe street, was built in 1997 and is currently undergoing renovation involving the roof and part of the facade. The work, nearing completion, adds a modern touch to an already contemporary-looking structure. The property unit, located on a medium-high floor, has a double south-north exposure. The main south orientation illuminates the apartment with natural light throughout the day. The exterior facing a quiet street and the interior facing the garden of the ground-floor apartments infuse every room with an atmosphere of tranquility, making the apartment a true oasis of peace and well-being. In detail, at the entrance we find the living area consisting of a large living room and an eat-in kitchen. Both rooms overlook a small terrace, equipped with awnings, ideal to accommodate a table and chairs. Thanks to the bright southern exposure, this outdoor outlet is flooded with natural light, creating a pleasant continuity with the living area and offering a perfect space for relaxing moments outdoors. Continuing to the sleeping area, we find a hallway that divides the rooms: on the left, the master bedroom, facing south, and on the right the second bedroom, facing north, with access to a second balcony that offers a pleasant view of the surrounding green spaces. The two bedrooms are separated by a large bathroom, complete with bathtub and shower, lit by a French door that opens onto the same balcony as the second bedroom. The property is completed by a cellar and an appurtenant garage, both located inside the building and easily accessible. The garage is available at an additional cost of 15,000 euros. The apartment is currently leased under a contract expiring on March 31, 2025, so it will be completely vacant from April 1.

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## Details of amenities

The apartment, which is in good condition, is furnished with attention to detail, and all spaces have been optimized also thanks to the presence of custom-made closets in the bedroom spaces.

The interior floor features elegant parquet in the bedrooms, while the rest of the house is covered with tiles.

The heating system is independent, and air conditioning is provided by splits located in both the living room and the master bedroom.

French doors, throughout the house, are wooden and double-glazed for better insulation.

The apartment is made more secure by the provision of a burglar alarm system.

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## All about the location

This property is the ideal purchase both as a first home for couples and families and as an investment with excellent income. Located in the delightful and quiet residential area of Bareggia di Macherio, on the border between Macherio and Lissone, the house is immersed in the green Brianza, but well connected to the main communication routes. In a few minutes by car you can reach State Highway 36 (Valassina), which allows you to quickly reach Milan and Monza to the south, and Lecco and Como to the north. The surrounding area between and around Via Leopardi offers a wide range of essential and complementary services: supermarkets, post office, restaurants, schools, hospitals, and stores, including renowned clothing boutiques in Brianza. Just two kilometers from downtown and the train station, the area ensures quick and convenient travel. The home, surrounded by greenery, is just 100 meters from the neighborhood park and three kilometers from the entrance to Monza Park, home to the famous international racetrack. This location makes it possible to live in contact with Europe's largest enclosed park, which is full of pedestrian paths for walks and outdoor activities. In summary, the location represents a unique opportunity for those who want a serene and safe environment, without sacrificing the convenience of having all services at their fingertips.



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## Contact partner

For further information, please contact your contact person:

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