



## 3+ Bedroom Apartment in Sale a Varese (VA) Viale XXV Aprile

### VARESE WIDE FOUR-ROOM APARTMENT

In an internal street of Viale XXV Aprile, in the renowned district of Casbeno, large and elegant four-room apartment with balconies and tarrazzo. This interesting real estate property is part of an elegant building complex in a quiet and reserved area, but just a few minutes from the city center. On the second floor, served by an elevator, we find the entrance to the apartment which leads into a large vestibule. The current planimetric distribution gives great importance to the living area of 40 square meters, made luminous by the large windows overlooking the terrace. In this wide-ranging space, the conversation area and an important part dedicated to the dining area are easily located: ideal for numerous convivial gatherings. The kitchen is large and habitable and has a second balcony overlooking the green condominium. The current layout includes three bedrooms serving the night and two full bathrooms. With a simple architectural modification it is easy to obtain a fourth bedroom or independent study room without penalizing the large spaces that constitute a real plus of this real estate proposal. All the bedrooms also enjoy views of the balconies and terraces of which the apartment is equipped. Complete the equipment of this interesting property, a local floor on the fifth floor of 30 square meters and a single garage. This housing solution is well suited to the needs of young couples or even numerous families, looking for a quiet and private location but a short walk from the city center and all the main services that the city offers. The historic center and the railway stations can be reached on foot in a few minutes or with the main urban bus lines. A short distance away is the entrance to the A8 Milano / Laghi motorway. The Milan Malpensa and Lugano Agno airports are about a thirty-minute drive away. CALL NOW FOR THIS NEW REAL ESTATE PROPOSAL !!! Energy Class F Ipe 159,35 kWh / mqa

#### INFORMATION

Ref.	V000983
Type	Sale
Category	3+ Bedroom
Price	370,000.00 EUR
Expenses	3,827.55 EUR
Year	1970
Energetic Class	F 159.35

#### NUMBER

Rooms	5
Bedrooms	4
Bathrooms	2
Balconies + Terraces	3
Floor	3 di 4
Car Space	1
Box	1

#### SQUARE METERS

Commercial	200
Garden	
Cellar	
Balconies + Terraces	50
Attic	30
Tavern	
Box	16

### FEATURES

Property Conditions	Old	Rank	Elegant	Position	Suburb
View	Open View	Orientation	South West	Free Sides	3
Garden	No	Furniture	Not Furnished	Type living	Double

Kitchen	Eat-In Kitchen	Heating	Central	Heating Type	Thermo valves
Tipo Impianto	Radiator heating	Fonte Energetica	Natural Gas Heating	Hot Water	Central
Fixtures	Wood	Doors	Discreet	Blind	PVC Blinds
Floors Living Room	Granite	Floors Bedrooms	Parquet	Floors Kitchen	Ceramic
Floors Bathroom	Ceramic	Access for disabled	No barrier		

## ACCESSORIES

Lift

Electric Gate

Security door

## IMAGES









