



## 2 Bedroom Apartment Sale Residential in Varese (VA) Via Guercino

### VARESE MONTELLO ELEGANT APARTMENT WITH TERRACE

Via Guercino, elegant top floor apartment, renovated, with large terrace of 65 m<sup>2</sup>. The entrance to this new interesting real estate solution takes place on the second and last floor of a condominium building located on the Montello hill, surrounded by greenery and tranquility; from here you are introduced into the large and bright living room with access to the beautiful terrace ideal for spending moments of rest en plein air and convivial summer gatherings. The open kitchen is designed as an ideal continuation of the living room. A second covered terrace serving the apartment. A service bathroom completes the living area. Some steps separate this part of the house from the sleeping area which consists of a double bedroom, a single bedroom, a second complete bathroom and a comfortable and functional closet. The equipment is completed by a cellar and a single garage. The layout of the spaces is absolutely functional and non-trivial. The open spaces are the real must of this apartment, giving it great versatility of comfort for both the winter and summer seasons. The excellent exposure also guarantees excellent natural lighting in any season! The premises have undergone a recent renovation, except for some minimal finishing details. This real estate solution is well suited to the needs of couples and families, looking for a house surrounded by greenery and tranquility that the Montello hill can offer. The city center can be easily reached with a short walk. All primary services and schools of all levels are just a few minutes away by car or reachable with an efficient network of city buses. Connections to the nearby city of Milan are also easy, guaranteed by the nearby A8 motorway connection and two railway networks. The Swiss Confederation is only 11 km away and can be reached by car or with the Italian-Swiss railway network. CALL NOW SO YOU DON'T MISS THE OPPORTUNITY TO VISIT THIS INTERESTING NEW PROPERTY! Energy Class G Ipe 264.86 kWh/m<sup>2</sup>

#### INFORMATION

Ref.	V001251
Type	Sale Residential
Category	2 Bedroom
Price	300,000.00 EUR
Annual Expense	2,696.00 EUR
Year	1975
Energetic Class	G 264.86

#### NUMBER

Rooms	3
Bedrooms	2
Bathrooms	2
Balconies + Terraces	2
Floor	Top floor
Car Space	
Box	1

#### SQUARE METERS

Commercial	115
Garden	
Cellar	12
Balconies + Terraces	74
Attic	
Tavern	
Box	15

### FEATURES

Property Conditions	Renovated	Rank	Elegant	Position	Hill
View	Open View	Orientation	North East South	Free Sides	3
Garden	Common	Furniture	Not Furnished	Type living	Living room

Kitchen	View Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Natural Gas Heating	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Good
Blind	PVC Blinds	Floors Living Room	Parquet	Floors Bedrooms	Parquet
Floors Kitchen	Parquet	Floors Bathroom	Porcelain		

## ACCESSORIES

Air conditioning

Lift

Electric gate

Double glazing

Armoured door

Awning

## IMAGES







