



## Loft for sale in Milano

### CATTOLICA

**€ 845.000**

**Ref. CBI112-2559-301207**



### **140 sq.m. | Bathrooms: 3 | Bedrooms: 2 | Rooms: 3**

In Via Ariberto ad. Sant'Ambrogio, Coldwel Banker Gruppo Bodini Milano offers for sale:

Amazing loft in excellent condition of approximately 140 m2, developed in the internal courtyard of an elegant Art Nouveau period building, recently restored and well inhabited with attention to detail.

The real estate unit has three levels, over four meters high, with renovation carried out by an architect and quality materials.

On the first level: entrance, large living area with perfectly integrated open kitchen and an adjacent dining area, a main bathroom and a first bedroom with private bathroom.

On the second level we find a splendid mezzanine, where there is a study area, with a walk-in wardrobe and a double bedroom with an additional walk-in.

In the basement, a large hobby/relaxation area which leads to the spa, with a large hydromassage tub and an emotional shower cabin for two people.

To complete a service area with bathroom/laundry.

Very quiet and peaceful thanks also to the double glazed windows. The property has an alarm system and air conditioning, parquet and safe.

In the courtyard there is the possibility of placing two bicycles or a scooter.



The apartment is located in one of the most historic and fascinating neighborhoods of Milan, behind the Basilica of Sant'Ambrogio and a few steps from the gardens of Parco Solari.  
Just 300 meters away are all the essential services as well as various surface transport including the Sant'Ambrogio and Sant'Agostino MM, the same for the proximity to the Catholic University.

Request €845,000.00

## Certification

**Energy Class:** G

**EPglnr:** 246.00 kwh/□

## Features

Property ID: CBI112-2559-301207	Contract: Sale
Categoria: Loft	Address: Via Ariberto, 29
Zip Code: 20123	Municipality: Milano
Zona: CATTOLICA	Total sqm: 140 sq.m.
Bedrooms: 2	Bathrooms: 3
Rooms: 3	Internal condition: Excellent
Floor: Ground Floor	Total floors: 3
Independent heating: Central Heating	Lift: Yes
Date of construction: 1930	Current Status: Available after the deed of sale
Kitchen: Exposed Kitchen	Antenna : Independent
SAT Tv : Condominium	Storage
High-speed internet connection	Fastweb connection
Air conditioning	Parquet
Telephone system	Electric system : Compliant
Wall mounted sanitary	Whirlpool bath
Shower	Alluminium fixtures
Preparation for alarm system	Safety deposit box

## Nearby

Gyms	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	



















