

# GLORIOUS CREW

## INTERNATIONAL REAL ESTATE

CODE: 3781

€ 510.000,00

In **Via Piero Martinetti**, in the **Bande Nere Gambara** neighbourhood, we offer for sale a bright three-room apartment in excellent condition, set in a quiet residential area, well served and conveniently connected to Milan city centre.

The apartment stands out for the brightness of its interiors, the functional layout of the spaces and the pleasant open views over the neighbourhood and the surrounding greenery.

The entrance leads to the living area, consisting of a spacious living room with access to the balcony and a separate eat-in kitchen, fully equipped and functional, with a dedicated dining area.

The sleeping area includes a spacious double bedroom, a second generously sized bedroom, currently arranged with a single bed and study area, and a windowed bathroom with a large shower.

The property is in **excellent condition**, with well-maintained and consistent finishes, ample built-in storage and air conditioning. The rooms are airy and well proportioned, while the presence of two bedrooms, a clearly separated living area and an eat-in kitchen makes the property ideal both for a family and for a couple looking for an additional room to use as a home office or guest bedroom.

Via Martinetti is located in a predominantly residential area, served by shops, supermarkets, schools and all the main everyday amenities. Connections to the city centre are particularly convenient thanks to the **M1 underground line**, with **Bande Nere and Gambara** stations within walking distance, providing direct access to De Angeli, Wagner, Pagano, Cadorna and central Milan.

A ready-to-move-in property featuring bright, well-organised interiors, located in a peaceful setting without compromising on services and convenient connections to the rest of the city.

**Reason:** sale

**Type:** Apartment

**Address:** Via Piero Martinetti

**Region:** Via Piero Martinetti, 6

**Province:** Milano

**Municipality:** Milano

**Total Square Meters:** 91

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 3

**Age Construction:** 1960

**Box:** -

**SQ.MT. Covered:** -

**SQ.MT. Not Covered:** -

**State Of Preservation:** Excellent

**Level:** 3

**Total Floor:** 7

**Lift:** Central Heating with Counter

**Address:** Yes

**Current Status:** Excellent

**Condominium Cost:** 216

**Exposition:** -

**Balconies:** Present

**Kitchen:** Regular Kitchen

**Terrace:** -



**Garden:** -

**EPI:** -

**Cellar:** Yes