

Apartment for Sale in Mariano Comense - Via Como

Sale

Ref. CO37642

PRICE: € 338.000

**160 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4****Apartment for sale in Mariano Comense (CO)**Spacious four-room apartment with terrace and garage in Mariano Comense - second floor with elevator

For sale: a spacious and charming four-room apartment with a terrace and garage, located on the second floor with an elevator. Located in Mariano Comense, this residential property is adjacent to the main road leading to the city center on one side and Cantù on the other, as well as the Strada Provinciale Novedratese. It is conveniently located for transportation and essential services.

The apartment, free on three sides, enjoys triple exposure (east, north, and west). It comprises an entrance hall leading to a generously sized living room with access to the terrace and an eat-in kitchen, which also benefits from an outdoor space perfect for entertaining in complete privacy. The living area also includes an ironing room/study and an adjoining utility room/laundry room with a condensing boiler replaced around 2016/2017. The hallway divides the apartment lengthwise and leads to the sleeping area, which includes two single bedrooms and a large double bedroom with an ensuite bathroom featuring a whirlpool tub. The bathroom, complete with a window, features a comfortable shower stall and bathtub, as well as wall-mounted fixtures.

The house is equipped with double-glazed wooden windows with shutters, aluminum radiators with thermostatic valves replaced in 2017, alarm, video intercom and fiber optics.

The flooring varies depending on the room: from marble-effect ceramic in the living area and bathrooms to warm-toned parquet in the bedrooms.

The property includes a large cellar and a double garage located in the basement.

The property is located within a condominium complex with exposed brickwork in good condition and well-maintained, complete with a

lift.

Contact the office for more information and to schedule a visit.

Property Informations

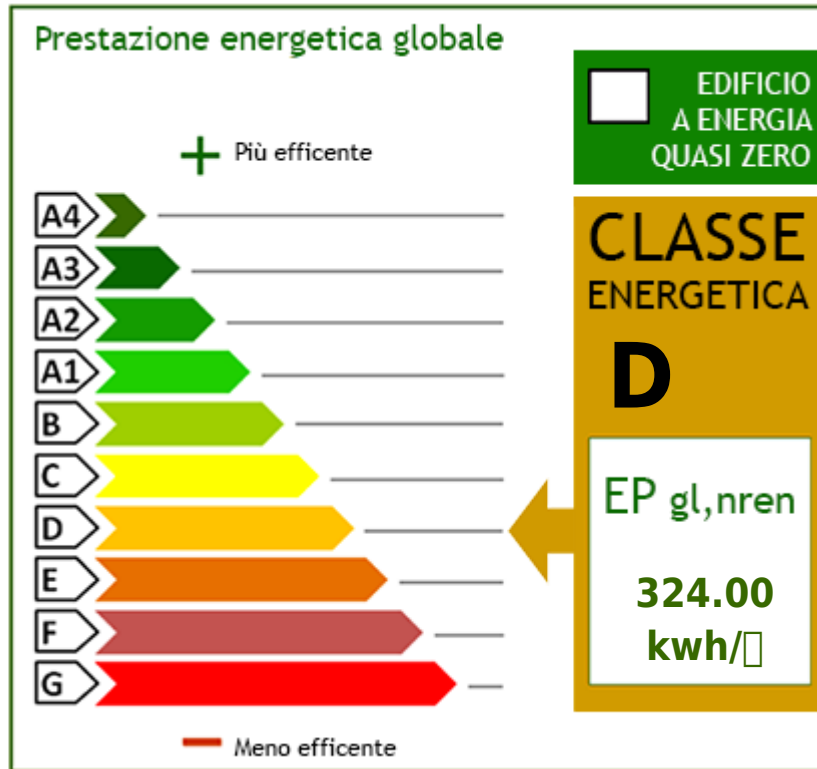
Address: Via Como	---> Totale_mq_calpestabili <---: 140.00
Bedrooms: 2	Bathrooms: 2
Rooms: 4	State of Preservation: Excellent
Level: 2	Total Floor: 3
Lift: Yes	No Barriers: Yes
Age Construction: 2000	Current Status: Freed by the rogue
Building Costs: € 241	Terrace: Present
Kitchen: Regular Kitchen	Box: Double

Features

Terrace	Tv Antenna	Tv SAT: Shared
ADSL Coverage	Cellar	Fastweb Coverage
Parquet	Telephone System	Wiring: By Law
Sanitary Suspended	Jacuzzi	Shower
Wooden Window Frames	Predisposition for Alarm	Shutters
Dual-sided		

Nearby

Gyms	wellness centres	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			

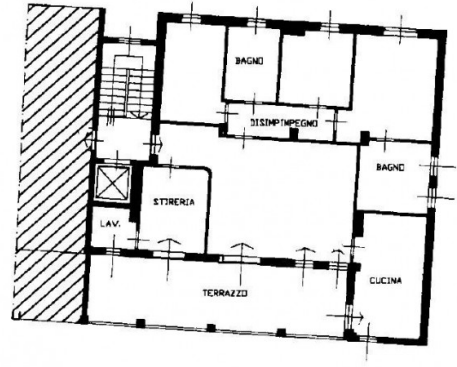












PIANTA PIANO SECONDO H: 2.70m