

# Apartment for sale in Milano

## Lambrate

### € 375.000

### Ref. 1114



**93 sq.m. | Bathrooms: 1 | Room: 2 | Rooms: 3**

Studio Molinaro Real Estate offers for sale an apartment of approximately 95 sqm on Via Passo Sella in Milan, located on the sixth floor of a brick-clad residential building with a lift.

The property comprises an entrance hall, an eat-in kitchen with an enclosed balcony, a living room with a corner balcony, two bedrooms, a bathroom, a storage room and a cellar.

The interior retains its original finishes, with rooms currently separated but easily reconfigurable thanks to the possibility of removing certain walls, creating more modern living spaces and adding a second bathroom.

The area is exceptionally well served: bus stops are just a short walk away, with Lambrate railway station and Udine station on Metro Line M2 nearby. There are also several schools in the surrounding area, including state schools and independent schools such as FAES Argonne Primary School, as well as local shops, gyms and amenities of every kind.

An ideal solution for those wishing to customise an apartment to suit their needs or seeking an investment opportunity.

## Certification

**Energy Class: G**

**EPglNr: 274.14 kwh/□**

## Features

|                                        |                               |
|----------------------------------------|-------------------------------|
| Code: 1114                             | Reason: Sale                  |
| Categoria: Apartment                   | Address: Via Passo Sella      |
| Zip Code: 20134                        | Municipality: Milano          |
| Zona: Lambrate                         | Total Square Meters: 93 sq.m. |
| Total usable area sqm: 85.00           | Room: 2                       |
| Bathrooms: 1                           | Rooms: 3                      |
| State of Preservation: Discreet        | Level: 6                      |
| Total Floor: 9                         | Heating: Central Heating      |
| Lift: Yes                              | Age Construction: 1960        |
| Current Status: vacant upon completion | Building Costs: € 115         |
| Balconies: Present                     | cellar: present               |
| Garden: Common                         | Kitchen: Regular Kitchen      |
| Terrace : 4 □                          | Tv Antenna : Indipendent      |
| Porch : 2 □                            | Closet                        |
| Air-Conditioned                        | Shower                        |
| Aluminum Frames                        | Shutters                      |

## Nearby

|                    |                  |
|--------------------|------------------|
| Gyms               | Spa              |
| 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  |                  |







