

**FOUR-ROOM APARTMENT - VIA NEGHELLI**  
**€ 298.000,00**  
**Code 08VE422**



**Total rooms: 4 | Rooms: 2 | Bathrooms: 1 | Surface area: 85 m<sup>2</sup>**

We are pleased to present this charming four-room apartment located approximately 700 meters from the city center.

Located on the first floor of a small building, it enjoys a double exposure and is spread over approximately 80 square meters internally.

Internally, the property comprises: an entrance hallway, a kitchen with access to a spacious two-story terrace, two bedrooms, a large, bright living room with a south-facing balcony, a bathroom with window, and internal and external storage rooms.

Low condominium fees.

Suitable as a first home.

Shops nearby.

### **Certifications**

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**Immobiliare Mantellassi Snc**

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|                      |          |                            |
|----------------------|----------|----------------------------|
| <b>Energy rating</b> | <b>G</b> | <b>0 Kw/m<sup>2</sup>a</b> |
|----------------------|----------|----------------------------|

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## Property information

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|--------------------------|---------------------|---------------------|----------------|
| <b>Announcement date</b> | 09/01/26            | <b>Total rooms</b>  | 4              |
| <b>Rooms</b>             | 2                   | <b>Bathrooms</b>    | 1              |
| <b>Status</b>            | n.d.                | <b>Kitchen</b>      | Eat-in kitchen |
| <b>Storage rooms</b>     | n.d.                | <b>Floor number</b> | Earth          |
| <b>Balconies</b>         | 1                   | <b>Terraces</b>     | n.d.           |
| <b>Garden</b>            | No                  | <b>Furnished</b>    | n.d.           |
| <b>Heating</b>           | Independent heating |                     |                |

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## Services









