

SANTANDREA  
luxury houses

Price: €1,200,000

Bedrooms: 4

Bathrooms: 3

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Firenze Toscana

Firenze (Firenze) - Via Jacopo Nardi, near Viale Mazzini and Piazzale Donatello - prestigious apartment on the 3rd floor and accessed by lift, in a historic building. It features two entrances and it is possible to create two separate apartments (it already consists of two cadastral units). The rooms are spacious and bright, with a practical division between living / sleeping area and service area. Charming double living-room open onto the dining room with fireplace, 3 bedrooms plus a service room, a large study that can be used as a bedroom, three bathrooms, a kitchen. Large balcony with pleasant views and a cellar.

The apartment is very charming, enriched with fine finishes with marble and parquet floors. The distribution of the spaces and the presence of two entrances make the property ideal also for use both as a home and professional studio.

Strategic location close to the Campo di Marte railway station, main shops while the historical center is walking distance.

Energy class: G

:175.00 kWh/m<sup>2</sup>year

Floor:3st

Number of rooms:9

Number of bedrooms:4

Number of baths:3

Concierge:No

Elevator / Lift:Yes

Heating:Autonomous

Air-conditioning:Present