**Coldwell Banker Prime Properties**
Via Santo Stefano, 29/D - 40125 Bologna
P.IVA e C.F.: 04122961206
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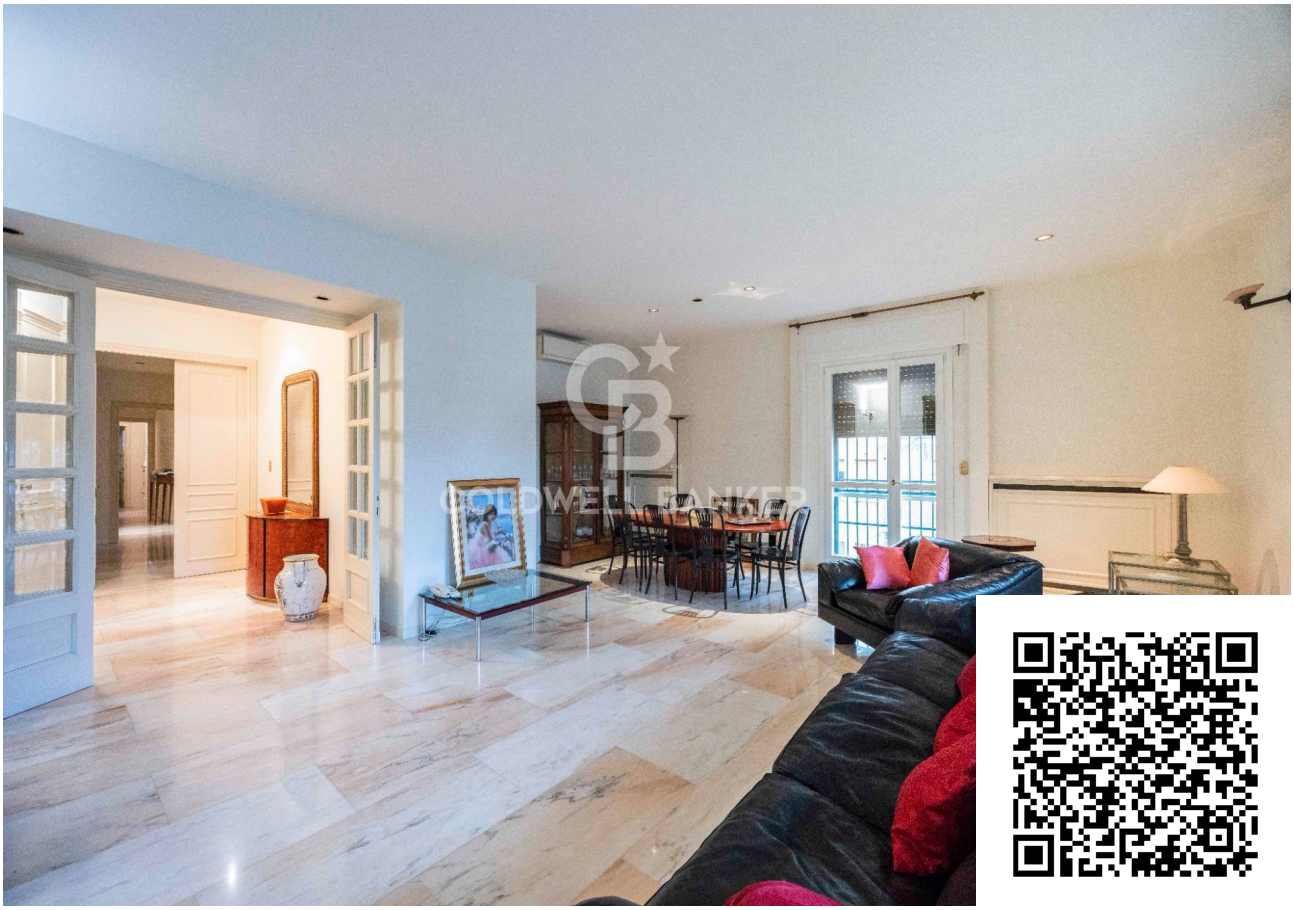
# Apartment for Rent in Bologna - Area: Giardini Margherita

Via Don Olinto Marella, Bologna, 40137 (BO)

3.000€



## Contact info

Coldwell Banker Prime Properties

Elena Casadei

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Email: elenacasadei@cbitaly.it

# Description

BOLOGNA â€“ NEAR THE MARGHERITA GARDENS
Elegant – Quiet – Bright – Terrace – Balcony – Garage
In an exclusive location, just steps from the Margherita Gardens, we offer for rent an elegant apartment of approximately 215 square meters, located on the third floor of an elegant building with an elevator and surrounded by a pleasant communal garden.
The property, characterized by its large size, excellent brightness and absolute tranquility, is located on a quiet, cul-de-sac, yet still a short distance from the historic center.
The spacious and furnished entrance hall leads to the bright living room with a fireplace and direct access to the terrace, ideal for relaxing al fresco. An eat-in kitchen with pantry completes the living area.
The sleeping area includes a master bedroom with en suite bathroom with window, two further bedrooms, one of which has a corner balcony, and two further bathrooms with windows.
There's also a convenient storage room in the attic. The property also includes a single garage on the ground floor, included in the rent.
The views, mostly overlooking the greenery of the communal garden, guarantee particular privacy and a pleasantly private atmosphere.
The apartment is equipped with independent heating, air conditioning, mosquito nets and a security door.
Available from May 2027.
A bank guarantee equal to six months' rent is required.
This document is not contractually binding.

# Details

| | |
|---|---|
| Property ID: CBI145-2795-427 | Surface: 215.00 m² |
| Rooms: 5 | Bathrooms: 3 |
| Energy Class: E | Bedrooms: 3 |

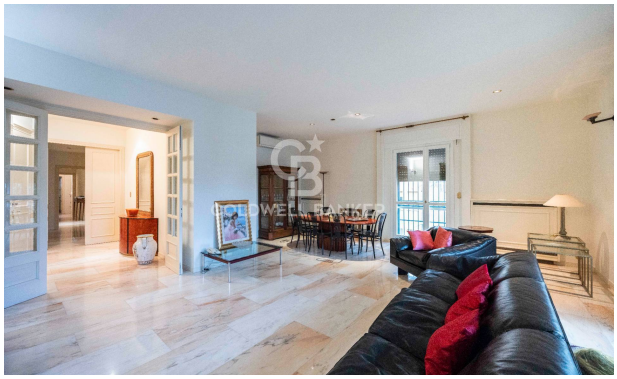
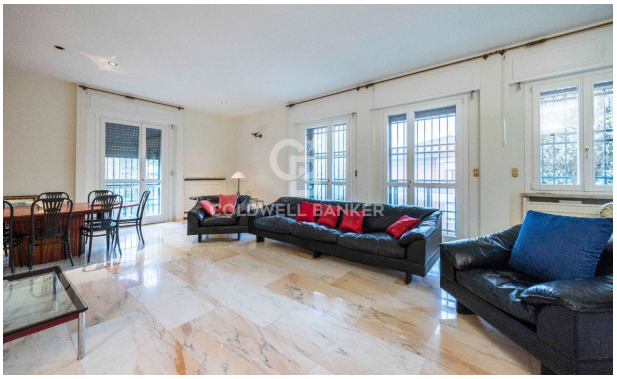
# Property Features

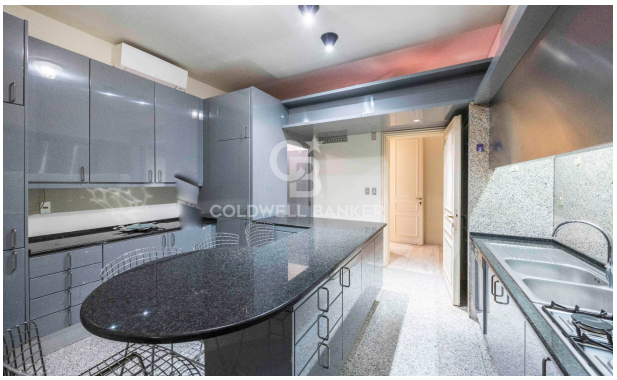
- Floor: 3
- Conservation status: Good
- Current condition: Free upon deed
- Surface: 215.00 m²
- Rooms: 5
- Bedrooms: 3
- Bathrooms: 3
- Kitchen: Habitable
- Position: Semi-central
- Elevator: 1
- Balconies: Presente
- Shower: Yes
- Garage: Single
- Garden: Common,
- Terrace: Present

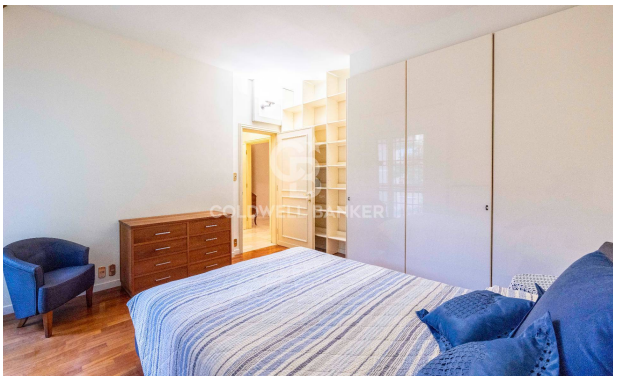
# Nearby

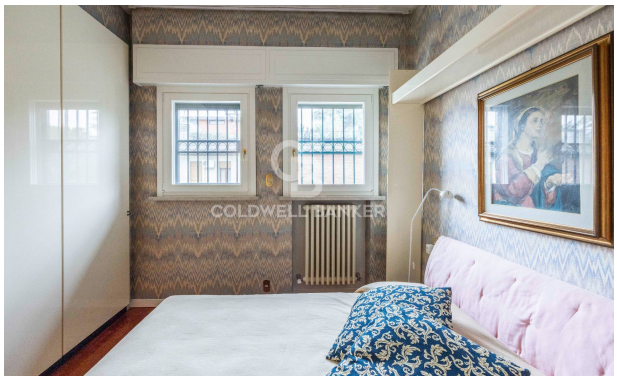
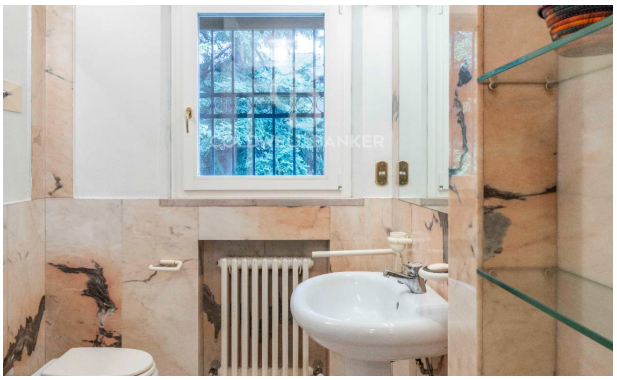
- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Train Station
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

# Images





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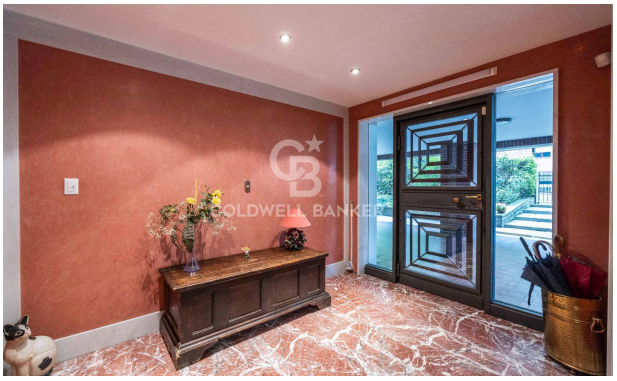
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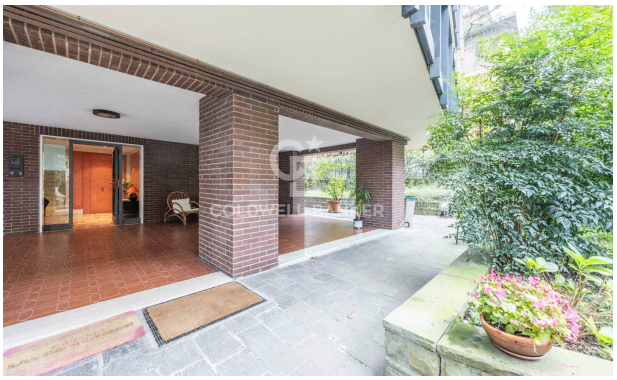
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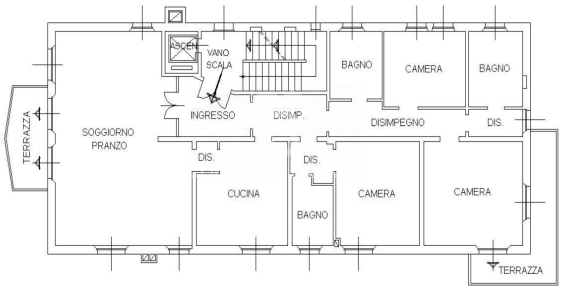
PIANO TERZO H: 3,00




PIANO QUARTO