



COLDWELL BANKER
24RE

Coldwell Banker 24RE
Via della Vigna Nuova, 16 - 50123 Firenze
P.IVA e C.F.: 06243950968
Tel.: +393496007599

Apartment for Rent in Firenze - Area: Novoli

📍 Via Francesco Baracca, Firenze, FI

1.700€



Contact info



Coldwell Banker 24RE

BRUNO VAIRO

Phone: +393471356291
Mobile: +393471356291
Email: bruno.vairo@cbitaly.it

Description

Bright Apartment for Rent

We offer for rent a well-maintained apartment, located on the first floor of a well-maintained building with 21 units in total, entirely served by a lift.

The property stands out for its rational distribution of space and the excellent brightness guaranteed by two external exposures.

The living area includes a welcoming and spacious living room, ideal for moments of relaxation, and an eat-in kitchen, both with access to the two existing balconies.

The sleeping area features two large bedrooms, perfect for a couple, a small family, or anyone needing a smart working space.

The large bathroom with window, as well as 1 bathroom with window and a very convenient closet, essential for organizing the home.

The two large balconies serving the main rooms pleasantly extend the usability of the apartment.

The heating system is centralized.

The apartment is already equipped with a modern alarm system that can be managed remotely.

The internal fixtures are in good condition, while the external fixtures feature double aluminum frames to ensure greater insulation from any external interference.

Condominium fees amount to approximately 200 euros per month (including heating and stairwell cleaning).

Technical Details and Comfort

Heating: Centralized (with thermostatic valves for energy management).Condition: Good overall condition.Furnishings:

The apartment is delivered furnished. However, the owner is available to negotiate the layout and type of furnishings based on the specific needs of the future tenant.Contractual Conditions: Maximum flexibility and bilateral protection are offered thanks to the following contractual options:

Available contract forms:

4+4 contract (long-term) or temporary contract (up to a maximum of 18 months). Requirement: An annual insurance guarantee to cover the rental fees is required to enter into the contract.

An ideal solution for those seeking comfort and convenience in a well-served area.

Details



Property ID: CBI162-2999-659



Surface: 111.00 m²



Rooms: 4



Bathrooms: 1



Energy Class: G



Bedrooms: 2

Property Features



Floor: 1



Conservation status: **Good**



Current condition: **Free upon deed**



Surface: **111.00 m²**



Rooms: 4



Bedrooms: 2



Bathrooms: 1



Kitchen: **Habitable**



Position: **Semi-central**



Elevator: 1



Balconies: **Presente**

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

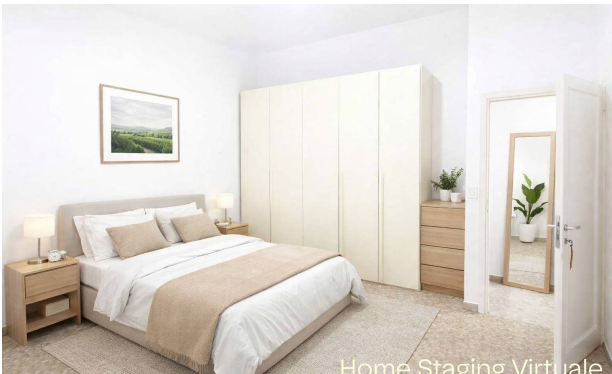


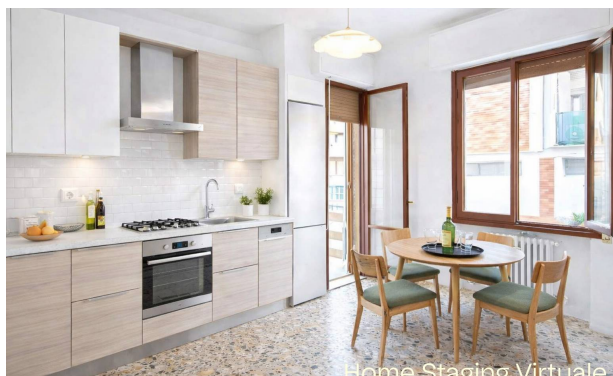
Shopping Centers

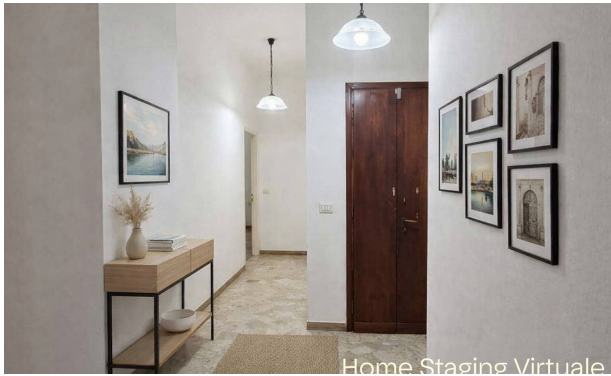


Municipal Offices / Town Halls

Images







Home Staging Virtuale