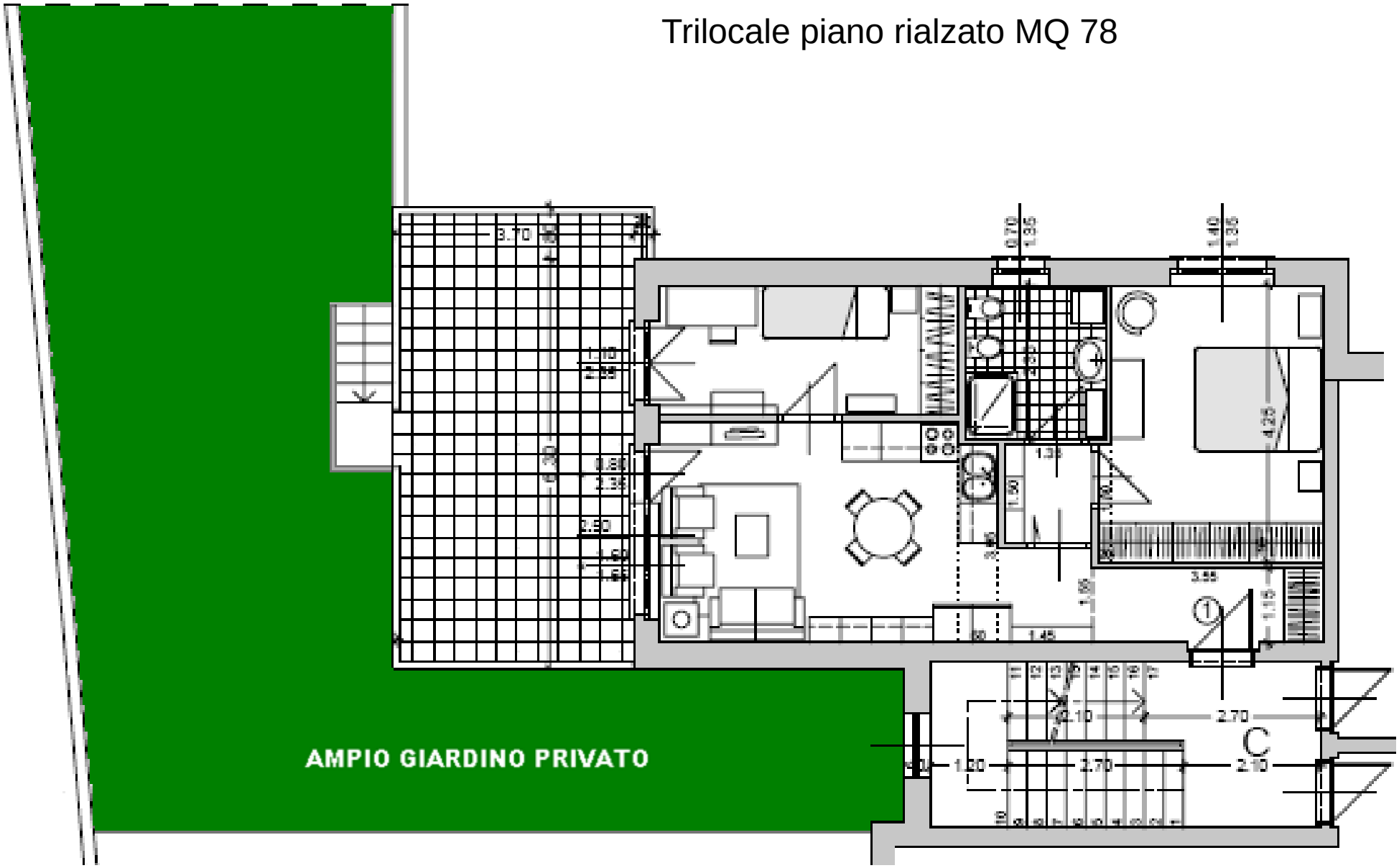Trilocale piano rialzato MQ 78