



Code: [V000242](#)

## NEW APARTMENT IN LONATO DEL GARDA IN LONATO DEL GARDA

Via Cominello Lonato del Garda BS Italia

**SALE**  
**350.000€**

Beds Bathrooms Commercial

 3  2  120 mq

### DESCRIPTION:

In the area of Malocco, surrounded by greenery and the quietness of Lonato del Garda, we offer for sale a newly built ready-to-use flat, immediately available. The apartment, characterised by its large size and independent entrance, is located on the first and last floor of a building consisting of only two units. It consists of a bright living area with open kitchen and access to a large terrace, hallway, windowed bathroom, single bedroom, two double bedrooms with two balconies and second master bathroom. The property is completed by a large garage and an exclusive small garden at the entrance. Strategically located but extremely quiet, the property has no condominium expenses and is an ideal solution for those seeking a modern and efficient first home. The house is fully electric, in energy class A4, and is equipped with photovoltaic panels, underfloor heating with heat pump, and provision for air conditioning. A ready-to-live solution that combines comfort, sustainability and tranquillity.

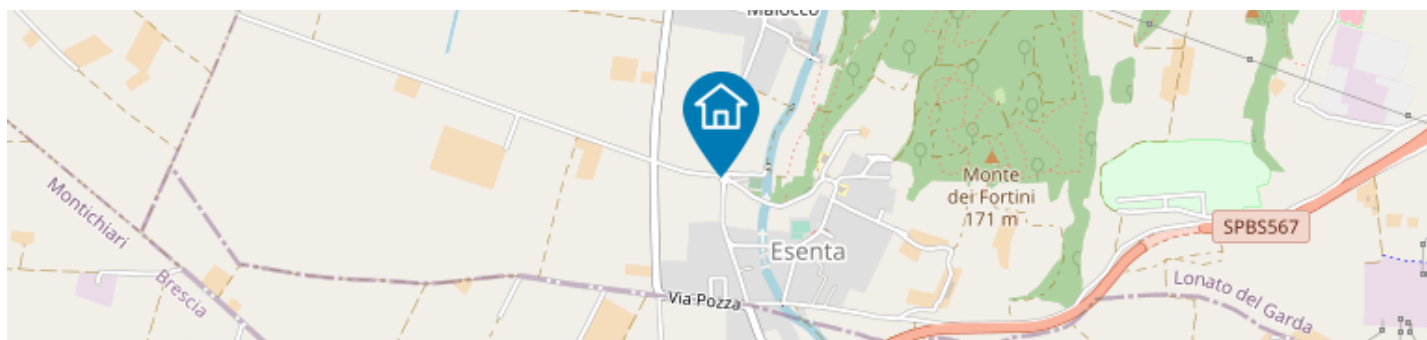
## ADDITIONAL INFORMATION

|                          |                              |                                 |                           |
|--------------------------|------------------------------|---------------------------------|---------------------------|
| <b>Energy Rating:</b> A4 | <b>Minimum IPE:</b> -        | <b>Heating:</b> Independent     | <b>State:</b> New         |
| <b>Grade:</b> Medio      | <b>Position:</b> Countryside | <b>View:</b> Garden View        | <b>Orientation:</b> -     |
| <b>Rooms / Locals:</b> 4 | <b>Floor:</b> 1              | <b>Building Floors:</b> 2       | <b>Internal Levels:</b> 1 |
| <b>Garage:</b> 1         | <b>Mq Garage:</b> 30         | <b>Parking Space:</b> -         | <b>Terraces:</b> 2        |
| <b>Mq Terraces:</b> 10   | <b>Balconies Mq:</b> -       | <b>Arcades:</b> -               | <b>Mq Arcades:</b> -      |
| <b>Garden:</b> Private   | <b>Kitchen:</b> Open Kitchen | <b>Furniture:</b> Not Furnished | <b>Annual Expenses:</b> - |



## ACCESSORIES

- ✓ Air Conditioning    ✓ Data Network    ✓ Double Glasses    ✓ Electric Gate    ✓ Electric Shutters
- ✓ Independent Entrance    ✓ Mosquito Nets    ✓ Photovoltaic System    ✓ Satellite System    ✓ Security Door
- ✓ Theft Protection    ✓ Video Intercom



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