



Code: [V001782](#)

## EXCLUSIVE FLAT IN LUXURIOUS MANSION IN DESENZANO DEL GARDA

Via Marconi 39 Desenzano del Garda BS Italia

SALE  
**Trattativa  
riservata**

Beds Bathrooms Commercial  
 4  3  130 mq

### DESCRIPTION:

In the first residential area adjacent to the historic centre, strategically positioned to reach the most important communication routes but also quiet and peaceful, in an elegant renovation of an Art Nouveau villa, embraced by an exclusive, well-kept and planted park, we propose a flat of significant size located on the first floor and composed of a large and bright living area with separate kitchen and access to the covered terrace, livable and equipped, overlooking the park condominium, hallway to the entrance to the sleeping area, master bedroom with loggia and private bathroom, single bedroom, twin bedroom with balcony, bathroom with window. The internal staircase leads to the basement level in which there is a tavern with fireplace, a guest room and a bathroom. The house is completed by a cellar and a garage that can accommodate two cars. The finishes are particularly well cared for: centralised electric shutters, air conditioning in all areas, centralised suction, mosquito nets, communal swimming pool. The size of the park guarantees maximum privacy. High-quality residential solution in Desenzano.

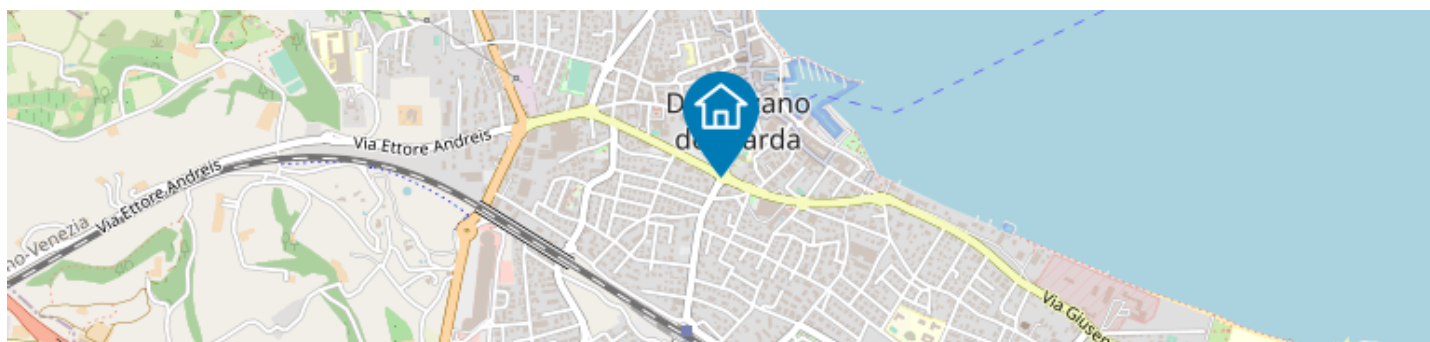
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> D <b>Minimum IPE:</b> 155,24		<b>Heating:</b> Independent <b>State:</b> Perfect Conditions	
<b>Grade:</b> Elegant	<b>Position:</b> Center	<b>View:</b> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 5	<b>Floor:</b> 1	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 2
<b>Garage:</b> 1	<b>Mq Garage:</b> 33	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 20	<b>Balconies Mq:</b> 10	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Common <b>Kitchen:</b> Small Separate Kitchen		<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> 3000



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Fireplace
- ✓ Laundry
- ✓ Lift
- ✓ Mosquito Nets
- ✓ Outdoor Tables
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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