





Code: **V002210**

## EXCLUSIVE UNIT IN STATELY RENOVATED BUILDING IN DESENZANO DEL GARDA

Piazza Garibaldi 10 Desenzano del Garda BS Italia

**SALE**  
**Trattativa**  
**riservata**

Beds Bathrooms Commercial  
 2  2  134 mq

### DESCRIPTION:

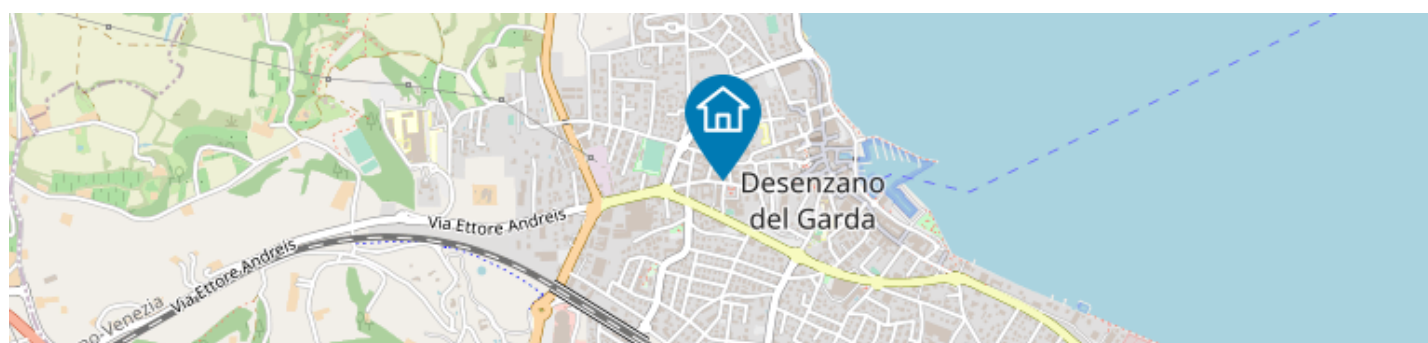
Situated in the Garibaldi area only 200 metres from the Castle of Desenzano del Garda and only 600 metres from the lake and the promenade, convenient to all services and inserted in an elegant court of only 5 units, we offer for sale an interesting new dwelling consisting in a portion of a renovated building. The house will be sold completely renovated to new and in excellent energy class and will be arranged on two internal levels with access to the courtyard. Accessing from the entrance on the ground floor and going up the stairs to the first floor we will find the entrance door, the property will be developed on the same floor for an area of about 82 square metres and going up the private stairs to the second floor for a further 52 square metres in the attic reaching a total of about 134 square metres and will be arranged in large living area and open kitchen, corridor, a first bedroom and a bathroom on the floor, going up the private stairs we will find the large master bedroom with walk-in wardrobe and the second bathroom. Exclusive solution for those who wish to have a prestigious property in the town centre convenient to all services. A covered parking space inside the courtyard completes the property. We remain at your disposal for any further information, documentation and inspection.

## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A1	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Next Realization
<b>Grade:</b> Elegant	<b>Position:</b> Center	<b>View:</b> -	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 3	<b>Floor:</b> 1	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 2
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> 1	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> -	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -

## ACCESSORIES

- ✓ Air Conditioning
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Home Automation System
- ✓ Independent Entrance
- ✓ Pedestrian Crossing
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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