abitare il Garda
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Code: V002384

ELEGANT FLAT IN THE TOWN CENTRE IN DESENZANO DEL GARDA

Via Lungolago Cesare Battisti 59 Desenzano del Garda BS Italia

SALE
Trattativa riservata

Beds	Bathrooms	Commercial	Garden
2	2	82 mq	60 mq

DESCRIPTION:

Situated in an elegant building located on the lakefront of Desenzano del Garda, with direct access to the promenade and only 100 m from the beach and the main street of the historic centre, we offer for sale this elegant house ideal as a primary home or holiday home and also as an investment for income generation. The flat is on two levels connected by an internal staircase and is divided on the upper floor into a beautiful living area with open kitchen and access to a beautiful and spacious terrace where you can stay and dine outdoors, hallway and bathroom. Going down the stairs to the lower floor we find a hallway leading to two bedrooms, the main one with access to the private garden with private access gate, and second bathroom. The flat is sold including the furnishings as in the photographs with the exception of personal items and knick-knacks. Good finishes and excellent state of maintenance. A garage for one car and a cellar complete the property. The Palazzo, which consists of just a few residential units, also has a communal swimming pool with sunbathing area and direct access to the Desenzano del Garda lakeside promenade. The garage is directly connected to the Palazzo, which is also equipped with a lift. An excellent and rare opportunity for those who wish to make an excellent investment and enjoy all the comforts of the town centre in an elegant context. We remain available for further information and inspection on request.

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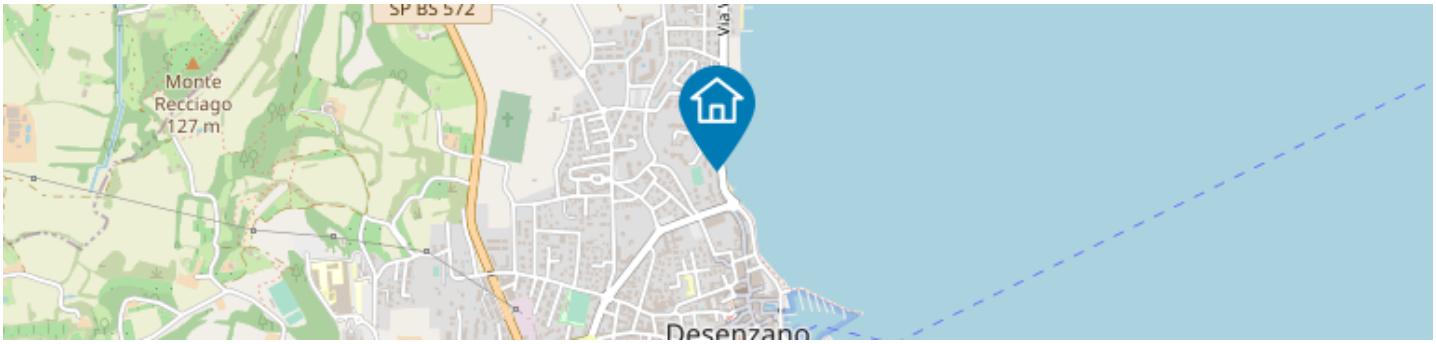
ADDITIONAL INFORMATION

Energy Rating: C	**Minimum IPE:** -	**Heating:** Independent	**State:** Perfect Conditions
Grade: Elegant	**Position:** Inner City	**View:** Garden View	**Orientation:** -
Rooms / Locals: 3	**Floor:** -	**Building Floors:** 5	**Internal Levels:** 2
Garage: 1	**Mq Garage:** 15	**Parking Space:** -	**Terraces:** 1
Mq Terraces: 40	**Balconies Mq:** -	**Arcades:** -	**Mq Arcades:** -
Garden: Private	**Kitchen:** View Kitchen	**Furniture:** Furnished	**Annual Expenses:** 1500



ACCESSORIES

- Air Conditioning
- Condominium Park
- Data Network
- Double Glasses
- Electric Gate
- Independent Entrance
- Lift
- Pool
- Satellite System
- Security Door
- Video Intercom



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