



Code: [V002529](#)

## NEW TOWNHOUSE A SHORT DISTANCE FROM THE LAKE IN DESENZANO DEL GARDA

Via Colli Storici Desenzano del Garda BS Italia

**SALE**  
**490.000€**

Beds	Bathrooms	Commercial	Garden
 2	 2	 73,89 mq	 91,37 mq

### DESCRIPTION:

A short distance from the lake and the beaches of Rivoltella, conveniently located near services and major road networks, within a new residential complex of 11 townhouses, we offer for sale a two-level terraced house with a private garden. Ground floor: living room with kitchenette and access to the porch, hallway and laundry. First floor: master bedroom, single bedroom, bathroom, attic space to be adapted according to your needs, hallway and balcony. Single garage on the ground floor with internal access to the house. Two other similar properties are available with slightly different internal layouts. Energy-efficient building rated A4. Possibility for customization and choice of finishes. Expected delivery: Spring 2025. An excellent option as a first or second home, or as an investment. We are available for further information

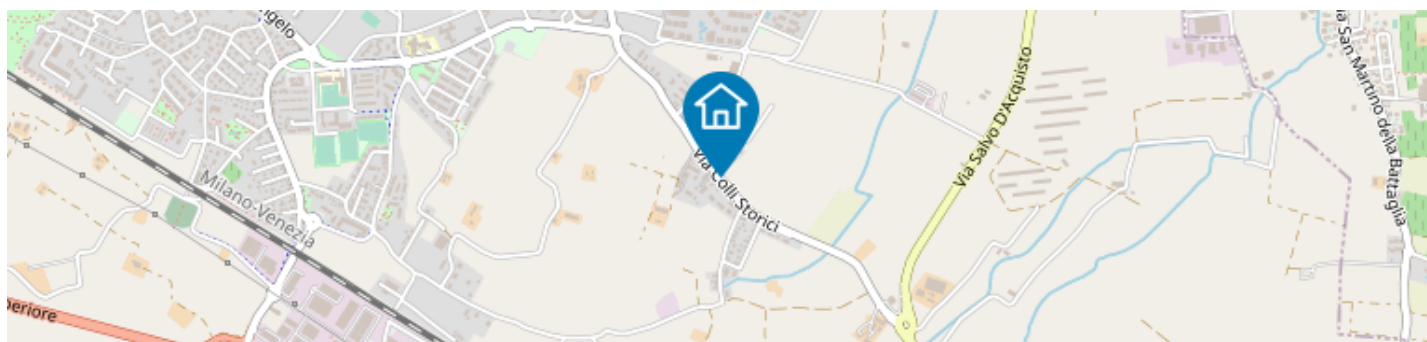
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Renovated
<b>Grade:</b> Medio	<b>Position:</b> Suburb	<b>View:</b> Garden View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 2
<b>Garage:</b> 1	<b>Mq Garage:</b> 20,01	<b>Parking Space:</b> -	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> 13,08	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 13,08
<b>Garden:</b> Private	<b>Kitchen:</b> Open Kitchen	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

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



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