



Code: [V002406](#)

## SEMI-DETACHED VILLA A FEW STEPS FROM THE LAKE IN SIRMIONE

Via B. Croce Sirmione BS Italia

**SALE**  
**645.000€**

Beds	Bathrooms	Commercial	Garden
 3	 3	 150 mq	 355 mq

### DESCRIPTION:

In Colombare di Sirmione, in a beautiful residential area, convenient to the services and the famous Brema beach, we offer for sale a semi-detached house free on three sides with independent entrance and livable, well-planted private garden. Internally, the property is on two levels and is composed on the ground floor of a large living room with dining area and livable separate kitchen. Going up the comfortable and elegant internal staircase we reach the first floor where the sleeping area is developed with two double bedrooms complete with balcony, a large bathroom with tub and a single bedroom. Returning to the living area, characterised by great brightness thanks to the glass windows and the ceiling of over five metres, we find a service bathroom and the internal staircase leading to the basement where the large tavern is developed complete with a bathroom with shower and a beautiful fireplace. The basement also has an independent access from the outside that allows it to be used as a guest apartment. This solution is also characterised by the spacious outdoor areas and in particular by the large portico, directly connected to the living area, ideal for enjoying moments of relaxing in the good season with family and friends, thanks also to the presence of a barbecue and a pizza oven. The property is completed by a convenient garage with motorised up-and-over door. Solution in excellent condition that needs only some internal works and that can be further improved by the possibility of building in the private garden a beautiful swimming pool for exclusive use. We remain at your disposal for further information and on-site visits.

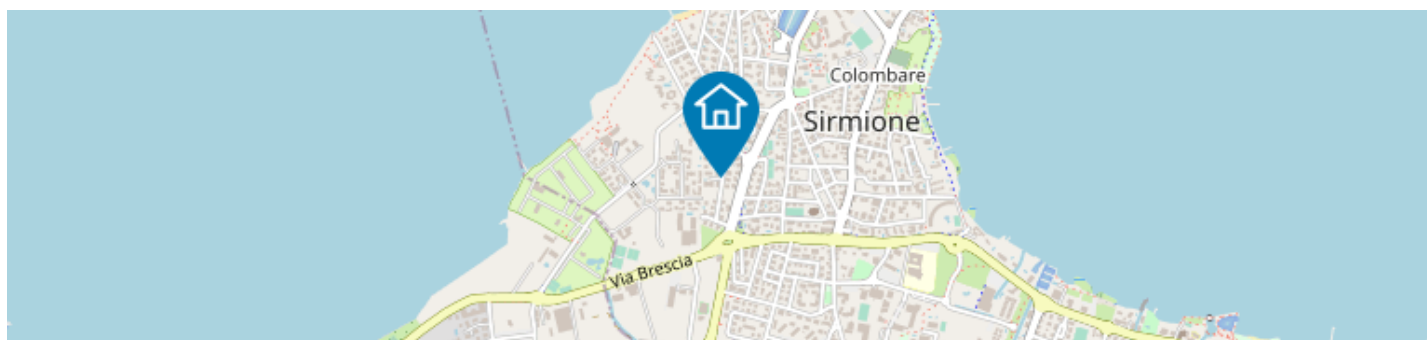
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> F	<b>Minimum IPE:</b> 339,31	<b>Heating:</b> Independent	<b>State:</b> Good
<b>Grade:</b> Medio	<b>Position:</b> Lake	<b>View:</b> Garden View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 7	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 2
<b>Garage:</b> 1	<b>Mq Garage:</b> 21	<b>Parking Space:</b> 1	<b>Terraces:</b> 1
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> -
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Half Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Automotive Passage
- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance
- ✓ Outdoor Tables
- ✓ Pedestrian Crossing
- ✓ Railings
- ✓ Theft Protection



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