



Code: [V002603](#)

PRESTIGIOUS HOMES IN THE HEART OF VALTENESI IN POLPENAZZE DEL GARDA

Via C. Battisti Polpenazze del Garda BS Italia

SALE
300.000€

| Beds | Bathrooms | Commercial | Garden |
|--|---|---|---|
|  2 |  1 |  67 mq |  27 mq |

DESCRIPTION:

In Polpenazze del Garda, in a quiet and charming area, we offer for sale a cozy and well-designed three-room apartment. The entrance opens onto a bright living area with a kitchenette, a practical and functional space leading to the sleeping area, which includes a double bedroom, a single bedroom that can also be used as a study, and a bathroom with a window. Outside, a lovely little garden with an olive tree creates an intimate and pleasant space to relax, complemented by a convenient outdoor parking space. The property has been completely rebuilt in compliance with the latest anti-seismic regulations and using modern construction technologies that ensure comfort and long-lasting quality. It features underfloor heating and cooling powered by a high-efficiency heat pump, a mechanical ventilation system that guarantees constant air circulation, excellent thermal and acoustic insulation, and high-quality finishes such as ceramic or parquet flooring of choice and security doors. The shared areas include a well-kept garden with a swimming pool, designed to provide privacy and harmony with the surrounding environment. Its location is ideal for those seeking peace without giving up everyday conveniences. Polpenazze del Garda, with its charming historic center and lake views, offers the perfect setting both for year-round living and for enjoying a holiday home immersed in the beauty and relaxation of Lake Garda.

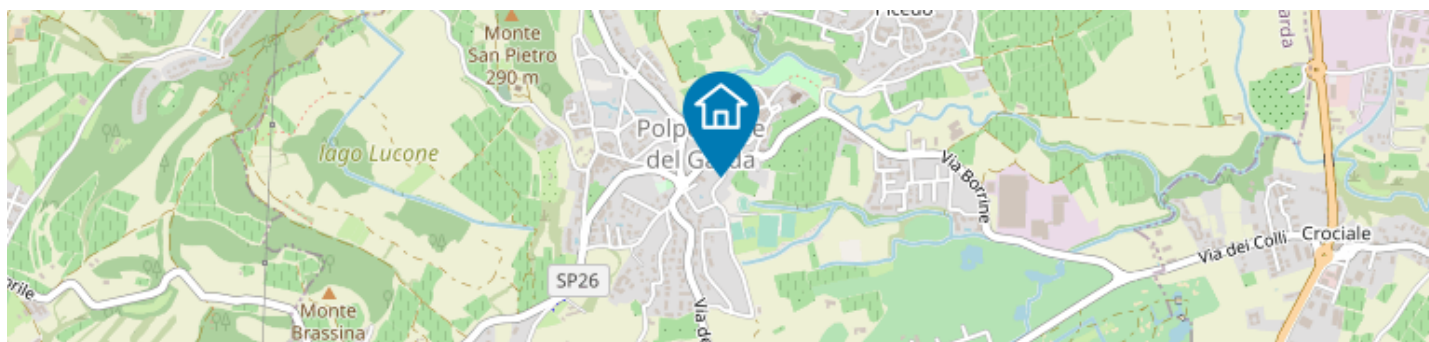
ADDITIONAL INFORMATION

| | | | |
|--------------------------|------------------------------|-------------------------------|----------------------------------|
| Energy Rating: A2 | Minimum IPE: - | Heating: Independent | State: Under Construction |
| Grade: Elegant | Position: Hill | View: Garden View | Orientation: - |
| Rooms / Locals: 3 | Floor: - | Building Floors: 3 | Internal Levels: 1 |
| Garage: - | Mq Garage: - | Parking Space: 1 | Terraces: - |
| Mq Terraces: - | Balconies Mq: 5 | Arcades: 1 | Mq Arcades: 10 |
| Garden: Private | Kitchen: View Kitchen | Furniture: Possibility | Annual Expenses: - |



ACCESSORIES

- ✓ Air Conditioning
- ✓ Automotive Passage
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Lift
- ✓ Pedestrian Crossing
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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