



Code: **V002605**

PRESTIGIOUS HOMES IN THE HEART OF VALTENESI IN POLPENAZZE DEL GARDA

Via C. Battisti Polpenazze del Garda BS Italia

SALE
390.000€

| Beds | Bathrooms | Commercial | Garden |
|--|---|--|---|
|  3 |  3 |  167 mq |  41 mq |

DESCRIPTION:

For sale in Polpenazze del Garda, a spacious and bright ground-floor apartment, ideal for those who wish to live in a private setting without giving up comfort and modern style. The entrance opens onto a large living room with dining area and open-plan kitchen, facing a private garden that offers a perfect retreat for relaxing outdoors in total privacy. The sleeping area, well separated from the living space, includes three bedrooms and a second bathroom, ensuring functionality and comfort for family life. The entire building has been completely reconstructed in full compliance with anti-seismic regulations, using modern construction techniques designed to combine efficiency, safety and harmony with the historic character of the village. The apartment features state-of-the-art systems, including underfloor heating and cooling with a high-efficiency heat pump, controlled mechanical ventilation for constant air renewal, excellent thermal and acoustic insulation, and top-quality structural materials. Interiors are elegantly finished with first-choice ceramic or optional parquet flooring, durable fixtures and security doors. The property is enhanced by carefully maintained communal areas, including a landscaped garden ensuring privacy and a beautiful swimming pool that makes the setting even more exclusive. The outdoor spaces have been designed with materials that blend harmoniously with the surroundings, creating a refined and welcoming atmosphere. Polpenazze del Garda is renowned for its tranquility and natural beauty, offering picturesque views of the lake and the convenience of nearby services. This property represents an ideal solution both as a main residence and as a holiday home for those seeking quality of life, peace, and the timeless charm of Lake Garda.

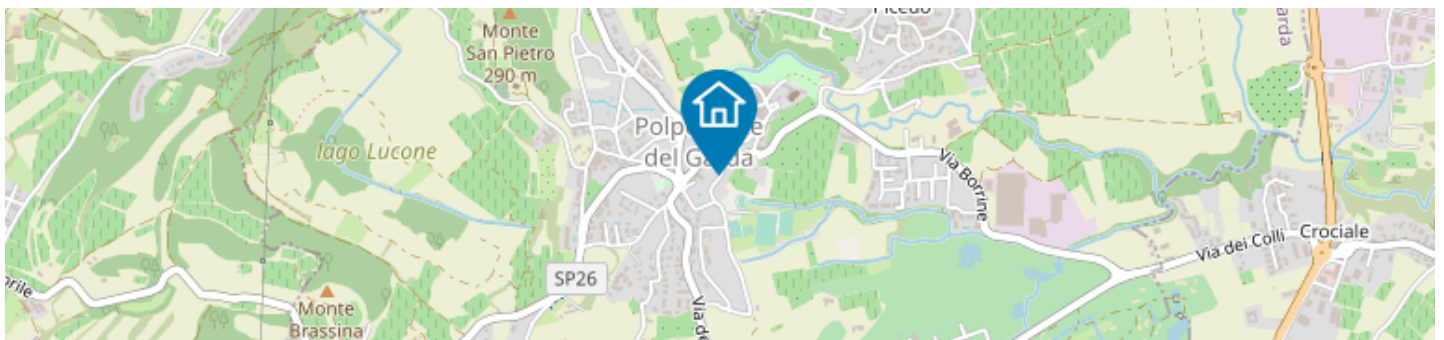
ADDITIONAL INFORMATION

| | | | |
|--------------------------|------------------------------|-------------------------------|----------------------------------|
| Energy Rating: A4 | Minimum IPE: - | Heating: Independent | State: Under Construction |
| Grade: Elegant | Position: Hill | View: Garden View | Orientation: - |
| Rooms / Locals: 4 | Floor: - | Building Floors: 3 | Internal Levels: 1 |
| Garage: - | Mq Garage: - | Parking Space: 1 | Terraces: - |
| Mq Terraces: - | Balconies Mq: - | Arcades: 1 | Mq Arcades: 7 |
| Garden: Private | Kitchen: View Kitchen | Furniture: Possibility | Annual Expenses: - |



ACCESSORIES

- ✓ Air Conditioning ✓ Automotive Passage ✓ Closet ✓ 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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