



Code: [V002668](#)

APARTMENT IN A SEMI-DETACHED HOUSE IN SIRMIONE

Via Todeschino Sirmione BS Italia

SALE
415.000€

Beds Bathrooms Commercial



2



2



98 mq

DESCRIPTION:

In a pleasant residential area of Sirmione, conveniently located near all main services and just a few minutes from the Virgilio Thermal Baths and the charming Colombare lakeside promenade, we offer for sale a completely renovated apartment in a semi-detached villa, with a commercial area of approximately 170 sqm. The property is set on a single raised level and includes a garage and a cellar. The house, free on all four sides, benefits from excellent sun exposure, enjoying full brightness throughout the day. This feature, combined with the quality of the renovation and the spaciousness of the interiors, makes the property particularly welcoming and functional. The kitchen, bright and separate, has direct access to a first balcony, while the living area, also very spacious and airy, opens onto a second balcony. A large hallway, which includes a utility closet with washing machine connections, leads to the sleeping area composed of two double bedrooms, one of which has an en-suite windowed bathroom, while the second bathroom is located between the two rooms. The house is in excellent condition, with modern and carefully selected finishes. The window frames, replaced in 2021, are made of white aluminum with triple glazing. The heating system is independent, with an external boiler, and the air conditioning system is installed both in the living and sleeping areas. The cast iron radiators have been recently sandblasted and repainted, and the roof was completely redone in 2023. The internal doors, some of which are sliding pocket doors, integrate elegantly into the spaces. Additional valuable details include wall-hung sanitary fixtures, crystal shower enclosures, and an electric awning. The property is completed by a garage and a spacious cellar. We remain available for further information and viewings.

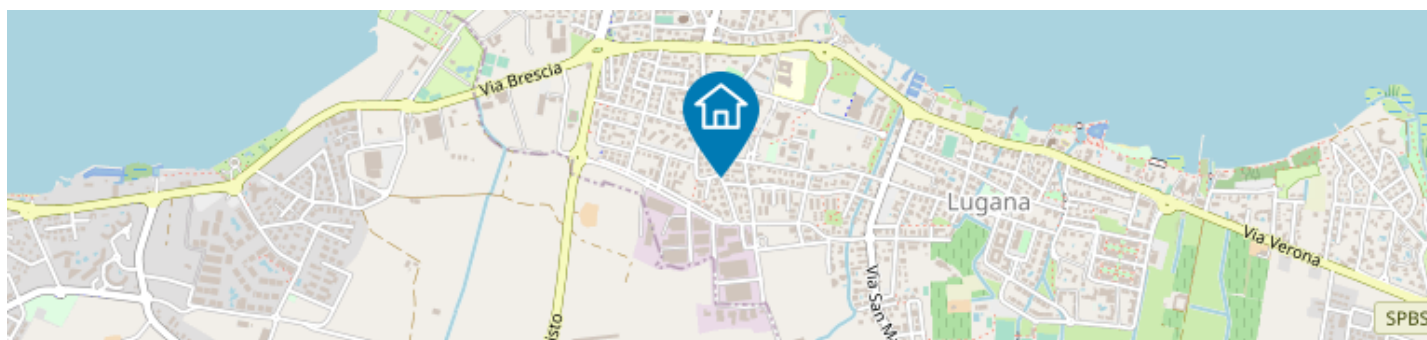
ADDITIONAL INFORMATION

Energy Rating: E	Minimum IPE: -	Heating: Independent	State: Renovated
Grade: Elegant	Position: Suburb	View: Open View	Orientation: -
Rooms / Locals: 5,5	Floor: 0,5	Building Floors: 2	Internal Levels: 1
Garage: 1	Mq Garage: 25	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: Common	Kitchen: Eat-In Kitchen	Furniture: Possibility	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Shutters
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Satellite System
- ✓ Theft Protection



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