



Code: [V002526](#)

ELEGANT SOLUTION WITH LARGE PRIVATE GARDEN IN DESENZANO DEL GARDA

Via Fratelli Bandiera Desenzano del Garda BS Italia

SALE
Trattativa
riservata

Beds 3 Bathrooms 1 Commercial 75 mq Garden 300 mq

DESCRIPTION:

Just a few steps from the centre of Desenzano del Garda, in a strategic position close to the train station and the main services, and only one kilometre from the lake, we propose a refined renovation of a building in an exclusive residential context, equipped with a shared pool and solarium area. The project, with attention to every detail, has led to the creation of three residential units distributed between the ground floor and the second floor, all served by a common entrance and staircase. The unit on offer is located on the ground floor and consists of a bright living area with an open kitchenette, a hallway, two spacious bedrooms and a large bathroom with shower. The flat's greatest value is its outdoor spaces, a large porch and a large private garden that wraps around three sides of the house, with the possibility of building a private pool. A convenient internal staircase leads to the semi-basement, where there are ample spaces designed for maximum comfort and versatility. Here we find a large room that can be used as an additional living area or transformed into a leisure and hobby area, offering infinite possibilities for customisation. To complete the floor, there is an ideal space to create a laundry room with a service bathroom, as well as a guest room with a private bathroom complete with shower. The floor also includes a technical room and a practical storage room. This high-quality, ready-to-use solution in a prime position is ideal both as a principal residence and as a holiday home on the lake. Possibility of purchasing a separate garage, which is not included in the indicated price. For further information or to arrange a viewing, we are at your disposal.

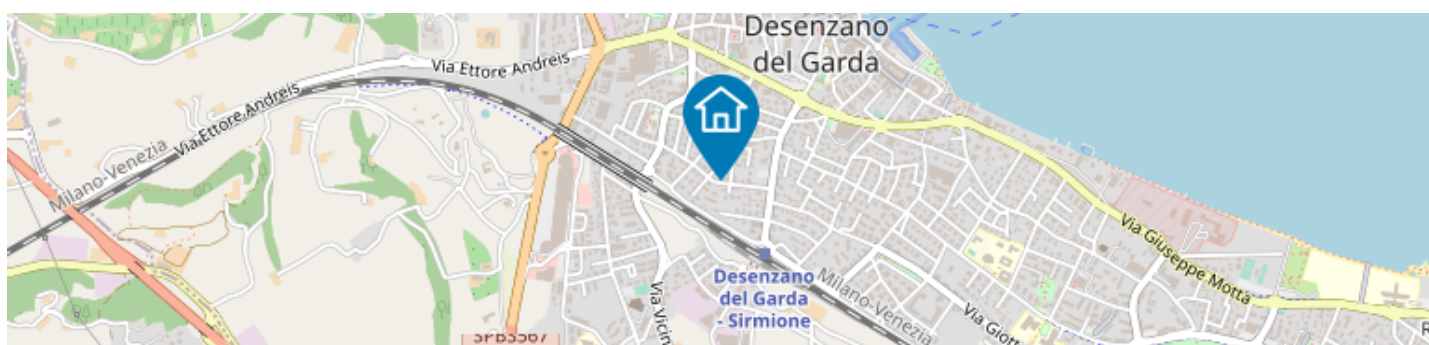
ADDITIONAL INFORMATION

Energy Rating: A3	Minimum IPE: -	Heating: Independent	State: Renovated
Grade: Elegant	Position: Center	View: Garden View	Orientation: -
Rooms / Locals: 3	Floor: 0,5	Building Floors: 3	Internal Levels: 2
Garage: -	Mq Garage: -	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: -	Arcades: 1	Mq Arcades: 13
Garden: Private	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: 1200



ACCESSORIES

- ✓ Air Conditioning
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Flue
- ✓ Pool
- ✓ Security Door
- ✓ Video Intercom



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