



Code: [V002840](#)

RARE OPPORTUNITY ON DESENZANO'S NEW LAKESIDE PROMENADE: DUPLEX WITH POOL IN DESENZANO DEL GARDA

Via Lungolago Cesare Battisti 59 Desenzano del Garda BS Italia

SALE
460.000€

Beds	Bathrooms	Commercial	Garden
2	2	82 mq	60 mq

DESCRIPTION:

Overlooking the beautiful and newly renovated lakeside promenade of Desenzano – an elegant and vibrant setting – we are pleased to present exclusively a home that combines comfort, charm, and a truly privileged location. Situated in an elegant building with direct access to the lakefront and just a few steps from the beach and the historic centre, this apartment is ideal as a year-round residence, a second home, or a quality investment. The property is arranged over two levels. The upper floor features a bright living area with an open-plan kitchen and a spacious terrace, perfect for outdoor dining and moments of relaxation. A hallway and a bathroom complete this level. On the lower floor, you will find two cozy bedrooms, the main one with direct access to the private garden, along with a second bathroom. The home is sold furnished, carefully maintained and in excellent condition. A garage with internal access and a cellar are also included. The building, consisting of just a few units, offers a pleasant communal pool and a lift. A rare, elegant and comfortable opportunity—perfect for those wishing to enjoy the very best of Desenzano in a refined setting. We remain available for further information or to arrange a viewing.

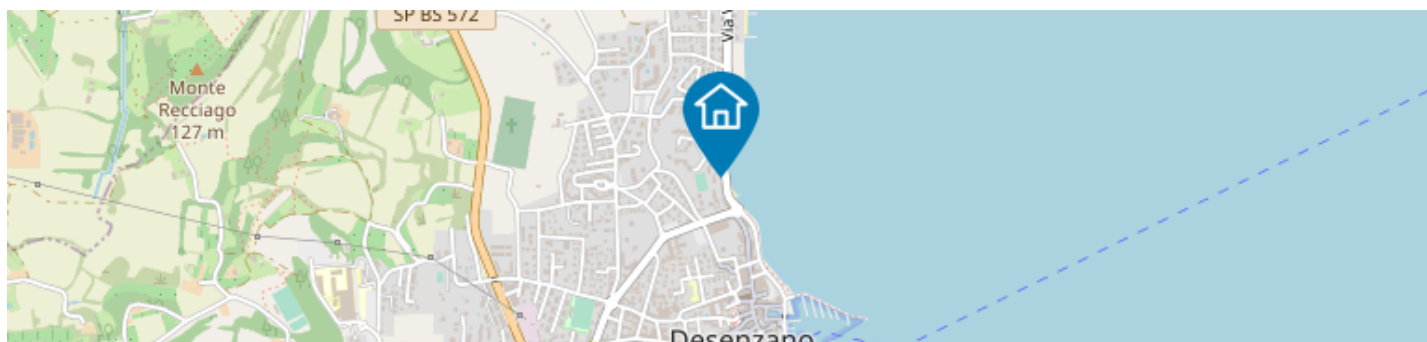
ADDITIONAL INFORMATION

Energy Rating: C	Minimum IPE: 162	Heating: Independent	State: Perfect Conditions
Grade: Elegant	Position: Inner City	View: Garden View	Orientation: -
Rooms / Locals: 3	Floor: -	Building Floors: 5	Internal Levels: 2
Garage: 1	Mq Garage: 15	Parking Space: -	Terraces: 1
Mq Terraces: 40	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: Private	Kitchen: View Kitchen	Furniture: Furnished	Annual Expenses: 1500



ACCESSORIES

- ✓ Air Conditioning ✓ Condominium Park ✓ Data Network ✓ Double Glasses ✓ Electric Gate
- ✓ Independent Entrance ✓ Lift ✓ Pool ✓ Satellite System ✓ Security Door
- ✓ Video Intercom



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