



Code: [V002863](#)

## ONE-BEDROOM APARTMENT WITH LIFT, GARAGE AND ENERGY CLASS A2 IN DESENZANO DEL GARDA

Via Papa Giovanni XXIII Desenzano del Garda BS Italia

**SALE**  
**198.000€**

Beds Bathrooms Commercial



1



1



61 mq

### DESCRIPTION:

In a strategic location, just a few steps from the centre of Rivoltella and close to all main services, we offer for sale a one-bedroom apartment located on the second floor of a condominium served by a lift, recently refurbished from an energy-efficiency point of view. The apartment consists of a living area with a separate kitchenette, a bedroom and a windowed bathroom. The building has undergone major renovation works under the Superbonus 110% scheme, achieving energy class A2 thanks to the replacement of windows, installation of a new boiler and a photovoltaic system with storage batteries located in the private garage, ensuring excellent energy efficiency and living comfort. Internally, the apartment requires renovation, particularly the refurbishment of the bathroom and the replacement of the flooring, with an estimated cost of approximately €15,000, offering the opportunity to personalise the interiors according to one's needs. The property is completed by a cellar and a private garage. Thanks to its convenient location, high energy class and features, this property is ideal both as an investment for rental income and as a main residence.

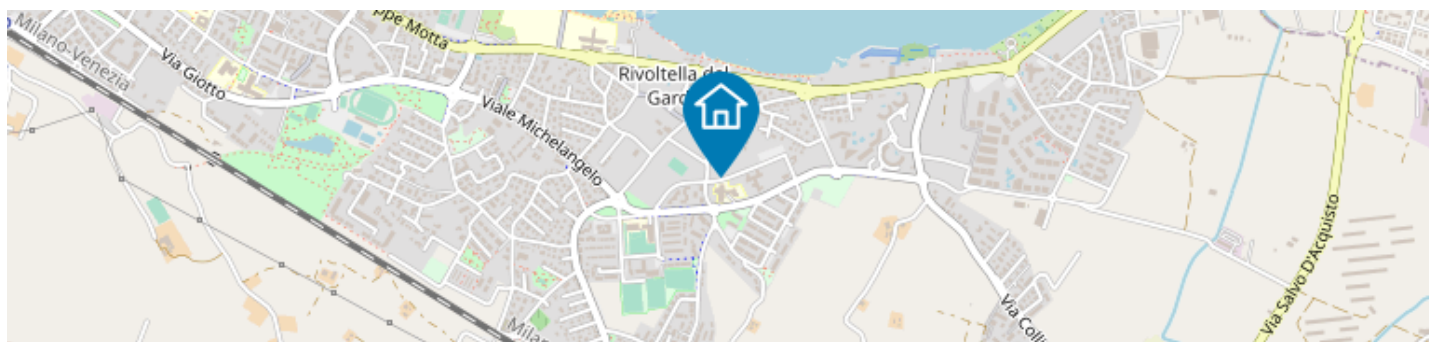
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A2	<b>Minimum IPE:</b> 28,83	<b>Heating:</b> Independent	<b>State:</b> Renovated
<b>Grade:</b> Medio	<b>Position:</b> -	<b>View:</b> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4,5	<b>Floor:</b> 2	<b>Building Floors:</b> 4	<b>Internal Levels:</b> 1
<b>Garage:</b> -	<b>Mq Garage:</b> 19	<b>Parking Space:</b> -	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Common	<b>Kitchen:</b> Small Kitchen	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> 900



## ACCESSORIES

- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Entry
- ✓ Electric Shutters
- ✓ Lift
- ✓ Photovoltaic System
- ✓ Satellite System



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