



Code: [A000166](#)

EXTREMELY ELEGANT DUPLEX JUST STEPS FROM THE LAKE. IN SIRMIONE

Sirmione BS Italia

RENT
1.800€ per month

Beds Bathrooms Commercial



2



2



85 mq

DESCRIPTION:

In Sirmione, just a short walk from the lake and the town centre, we offer an exclusive duplex apartment designed to deliver a unique living experience where elegance and comfort blend into an atmosphere of absolute well-being. The entrance leads to a bright living area with lounge and open-plan kitchen, opening onto a spacious covered loggia, perfect for outdoor dining and relaxing moments. The main floor also features a bathroom and a refined master bedroom with a private terrace. An internal staircase leads to the upper level, dedicated to a more private sleeping area, with a second double bedroom and an en-suite bathroom, ensuring privacy and tranquillity. The apartment is equipped with all modern comforts, including air conditioning, alarm system and mosquito screens. A convenient garage with electric overhead door completes this exclusive property in one of the most sought-after locations on Lake Garda.

ADDITIONAL INFORMATION

Energy Rating: D	Minimum IPE: -	Heating: Independent	State: Perfect Conditions
Grade: Elegant	Position: Lake	View: Open View	Orientation: -
Rooms / Locals: 4	Floor: -	Building Floors: -	Internal Levels: -
Garage: 1	Mq Garage: 18	Parking Space: -	Terraces: 1
Mq Terraces: -	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: No	Kitchen: Open Kitchen	Furniture: Furnished	Annual Expenses: 2000



ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Flue
- ✓ Laundry
- ✓ Lift
- ✓ Mosquito Nets
- ✓ Optic Fiber
- ✓ Outdoor Tables
- ✓ Railings
- ✓ Safe
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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