



Code: [A000166](#)

## EXTREMELY ELEGANT DUPLEX JUST STEPS FROM THE LAKE. IN SIRMIONE

Sirmione BS Italia

**RENT**  
**1.800€ per month**

Beds      Bathrooms      Commercial



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

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