



Code: [V002924](#)

## CHARMING ONE-BEDROOM APARTMENT IN THE HEART OF DESENZANO DEL GARDA IN DESENZANO DEL GARDA

Via Mazzini 60 Desenzano del Garda BS Italia

SALE  
Trattativa  
riservata

Beds Bathrooms Commercial



1



1



47 mq

### DESCRIPTION:

In the heart of Desenzano del Garda, on one of the town's most important and sought-after streets, we offer for sale a bright one-bedroom apartment located on the first floor of a charming 19th-century building, full of character and set within an elegant residential context. The property enjoys a truly unique location, a rare asset that makes it particularly attractive both as a home and as an investment. Living or investing here means being in one of the most exclusive areas of Desenzano, just a short walk from shops, services, the town centre, and the enchanting atmosphere of the lake. The apartment comprises a welcoming living area with open-plan kitchen, hallway, double bedroom with access to a private terrace, and a windowed bathroom with shower. The property is currently rented to excellent tenants until August 2029, making it an interesting opportunity for those seeking a prestigious investment property already generating income, in a location of absolute value. The property also offers the possibility of renting an internal parking space, a particularly valuable feature in such a central and highly desirable area. An elegant and charming solution, enhanced by its unique location, the timeless prestige of a historic 19th-century building, and the practical convenience of an internal parking space. We remain at your disposal for further information and to arrange a viewing on site.

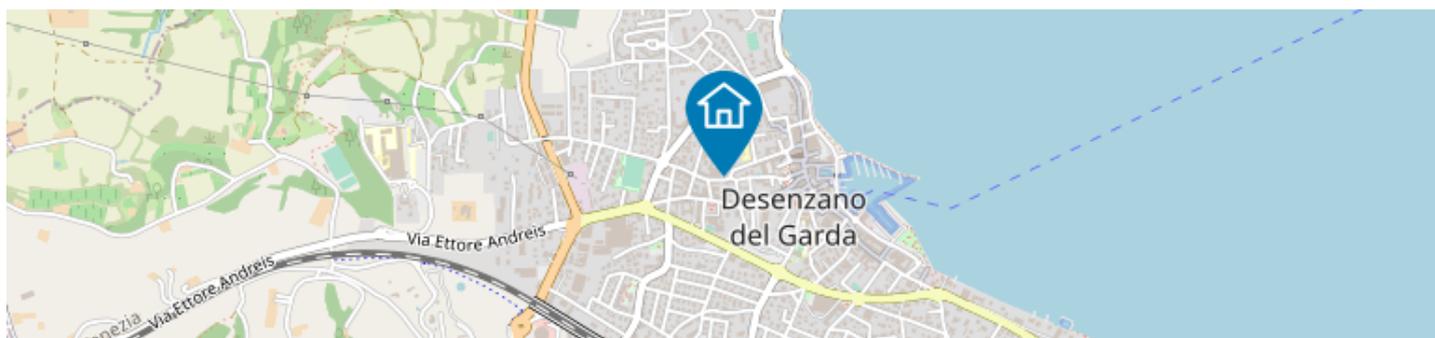
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> G	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Good
<b>Grade:</b> Medio	<b>Position:</b> Center	<b>View:</b> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 2	<b>Floor:</b> 1	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 1
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 6	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Cortile	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Furnished	<b>Annual Expenses:</b> 720



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Flue
- ✓ Independent Entrance
- ✓ Optic Fiber
- ✓ Railings
- ✓ Satellite System
- ✓ Security Door
- ✓ Video Intercom



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