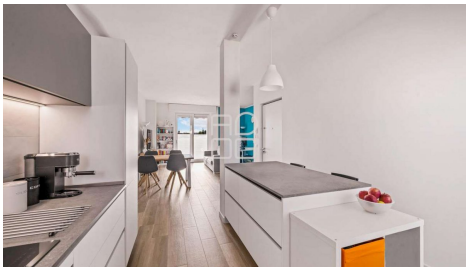
abitare il Garda
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Code: V002933

UNMISSABLE FOUR-ROOM APARTMENT CLOSE TO ALL AMENITIES IN DESENZANO DEL GARDA

Via Togliatti Desenzano del Garda BS Italia

SALE
495.000€

Beds	Bathrooms	Commercial
3	2	116 mq

DESCRIPTION:

Elegance, light, and lake views come together in this stunning four-room apartment located in the heart of Desenzano del Garda, just a few steps from the town center, the lake, and the train station. We offer for sale a fully renovated apartment, ideal for those who wish to live in a modern and comfortable environment without giving up the convenience of a central and well-served location. The property stands out for its spacious and bright living area, which opens onto a terrace where you can enjoy a charming lake view every day. The kitchen is separate and fully functional, featuring a practical loggia, while the sleeping area consists of two double bedrooms and one twin bedroom, complemented by two windowed bathrooms, both equipped with showers. The apartment has undergone a complete recent renovation, with interior works completed in 2022 and condominium upgrades in 2024, including thermal insulation and roof refurbishment. These improvements ensure high standards of comfort and energy efficiency, with new systems, underfloor heating, and modern technological solutions such as home automation, new window frames, electric shutters, mosquito screens, and provisions for air conditioning and an alarm system. The property also includes a single garage and a cellar. Its strategic location allows easy access on foot to schools, supermarkets, and all main services, offering a practical and pleasant lifestyle in a quiet setting. This solution is ideal both as a primary residence and as an investment in one of the most sought-after areas of Desenzano. We remain available for further information or to arrange a viewing.

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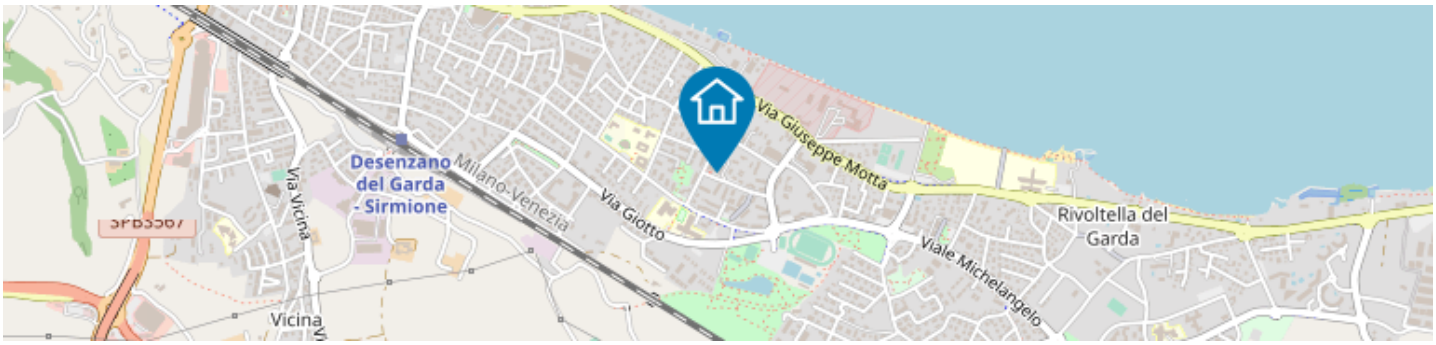
ADDITIONAL INFORMATION

Energy Rating: A1	**Minimum IPE:** 86,89	**Heating:** Independent	**State:** Perfect Conditions
Grade: Elegant	**Position:** Center	**View:** Lake View	**Orientation:** -
Rooms / Locals: 7,5	**Floor:** 3	**Building Floors:** 3	**Internal Levels:** 1
Garage: 1	**Mq Garage:** 16	**Parking Space:** -	**Terraces:** 1
Mq Terraces: 2	**Balconies Mq:** 7	**Arcades:** -	**Mq Arcades:** -
Garden: Common	**Kitchen:** View Kitchen	**Furniture:** Possibility	**Annual Expenses:** 750



ACCESSORIES

- ✓ Closet
- ✓ Data Network
- ✓ Electric Shutters
- ✓ Flue
- ✓ Mosquito Nets
- ✓ Optic Fiber
- ✓ Security Door



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