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Code: V002931

LOVELY FLAT IN THE CENTRE IN DESENZANO DEL GARDA

Viale Cavour Desenzano del Garda BS Italia

SALE

470.000€

Beds	Bathrooms	Commercial
3	2	105 mq

DESCRIPTION:

In a strategic location, convenient to all services and the train station, we offer an elegant four-room apartment set in a private residential context with only a few units.Located on the first floor, the property stands out for its brightness and well-designed layout: a spacious living area, separate fully equipped kitchen, two bedrooms, a study easily convertible into a third bedroom, two bathrooms, and a practical storage room. Two balconies provide pleasant outdoor spaces, perfect for relaxing moments.The property is completed by a double garage and a cellar.The residence has recently undergone energy and seismic renovation, ensuring high standards of comfort and safety, with an A1 energy rating.The apartment is in excellent condition, with renovated kitchen and bathrooms: a move-in ready solution with no additional work required. Perfect both as a primary residence or as an exclusive investment to enjoy Lake Garda all year round.

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ADDITIONAL INFORMATION

Energy Rating: A1	**Minimum IPE:** 54,29	**Heating:** Independent	**State:** Good
Grade: Medio	**Position:** Center	**View:** Garden View	**Orientation:** -
Rooms / Locals: 4	**Floor:** 1	**Building Floors:** 3	**Internal Levels:** -
Garage: 1	**Mq Garage:** 31	**Parking Space:** -	**Terraces:** -
Mq Terraces: -	**Balconies Mq:** 16	**Arcades:** -	**Mq Arcades:** -
Garden: Common	**Kitchen:** Eat-In Kitchen	**Furniture:** Possibility	**Annual Expenses:** 2500



ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Lift
- ✓ Satellite System
- ✓ Security Door
- ✓ Video Intercom



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