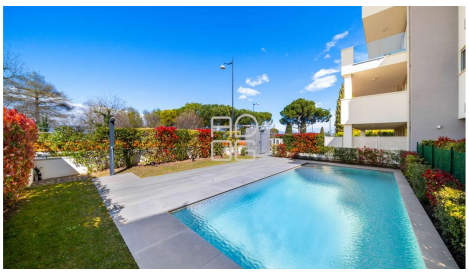
+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it







Code: V002940

MODERN APARTMENT JUST 100 METERS FROM THE LAKE IN DESENZANO DEL GARDA

Viale Agello 96 Desenzano del Garda BS Italia

SALE
598.000€

Beds	Bathrooms	Commercial	Garden
2	2	80,15 mq	94,3 mq

DESCRIPTION:

Within this recently built residential complex consisting of 10 housing units and featuring a shared swimming pool, located just 100 meters from the beach and the scenic lakeside promenade connecting Rivoltella to Desenzano del Garda, we offer for sale an elegant three-room ground-floor apartment with a private garden on three sides and a spacious covered porch for exclusive use. Living area: bright living room with open-plan kitchen and direct access through large sliding glass doors to the porch and garden. Sleeping area: master bedroom with en-suite windowed bathroom and direct access to the garden; second bedroom also with garden access; second windowed bathroom. Basement level: double-length garage with electric overhead door and a convenient cellar. This corner unit, free on three sides, is ideal for those seeking a modern home offering excellent energy performance (Energy Class A3) and high living comfort. Its exceptional proximity to the lake and main amenities makes it perfect as a primary residence, vacation home, or investment property. The apartment is sold fully furnished and is ready to move in. We remain at your disposal for any further information, documentation, or to schedule a non-binding viewing.

abitare il Garda
WE MAKE IT REAL

+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it

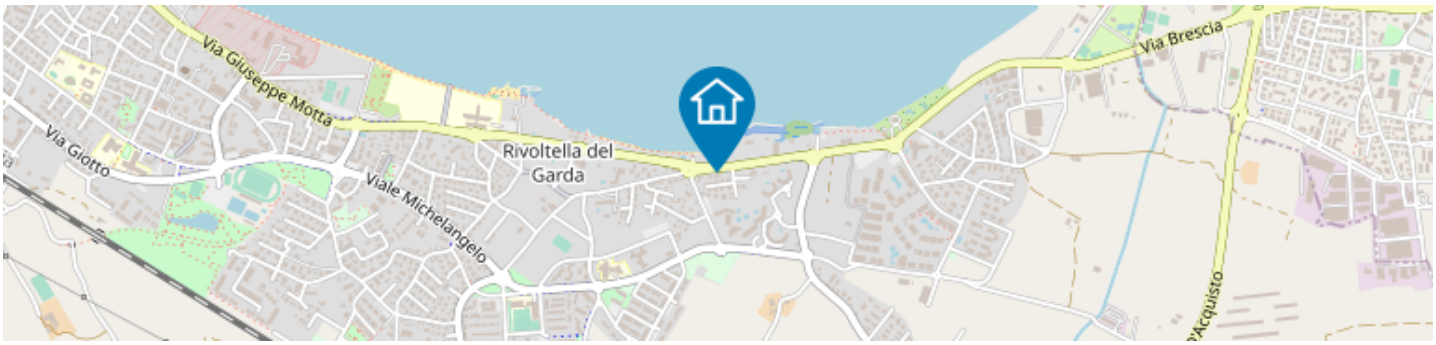
ADDITIONAL INFORMATION

Energy Rating: A3	**Minimum IPE:** 51,69	**Heating:** Independent	**State:** Perfect Conditions
Grade: Elegant	**Position:** Lake	**View:** Garden View	**Orientation:** -
Rooms / Locals: 3	**Floor:** -	**Building Floors:** 3	**Internal Levels:** 1
Garage: 1	**Mq Garage:** 32,3	**Parking Space:** -	**Terraces:** -
Mq Terraces: -	**Balconies Mq:** -	**Arcades:** 1	**Mq Arcades:** 22,3
Garden: Private	**Kitchen:** View Kitchen	**Furniture:** Furnished	**Annual Expenses:** 1800



ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Lift
- ✓ Mosquito Nets
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



Discover more
Point here your smartphone