



Code: [V002941](#)

## A RARE AND EXCLUSIVE OPPORTUNITY JUST MOMENTS FROM THE CITY CENTER IN DESENZANO DEL GARDA

Via Nazario Sauro Desenzano del Garda BS Italia

**SALE**  
**405.000€**

Beds Bathrooms Commercial

 2  2  90 mq

### DESCRIPTION:

In the heart of the historic center of Desenzano del Garda, in a private and quiet location yet just 50 meters from the pedestrian area, we offer for sale an elegant and spacious three-room apartment, located on the first floor of a building with elevator. The property stands out for its generous, bright, and well-distributed spaces. The entrance leads to a refined living area with an open-plan kitchen, perfect for enjoying convivial moments in a welcoming and contemporary atmosphere. A convenient hallway leads to the service area, where you will find a practical laundry room and a first windowed bathroom complete with a bathtub. The sleeping area, well separated, ensures privacy and tranquility and consists of two spacious double bedrooms, as well as a second bathroom equipped with a shower. Equipped with all modern comforts, the property represents an ideal solution both as a primary residence and as an investment, thanks to its exclusive location that combines the convenience of the city center with the peace of a private setting. A unique opportunity to experience the charm of the historic center with style, elegance, and comfort.

## ADDITIONAL INFORMATION

<b>Energy Rating:</b> C	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Perfect Conditions
<b>Grade:</b> Elegant	<b>Position:</b> Center	<b>View:</b> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 5	<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> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> No	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Furnished	<b>Annual Expenses:</b> 1250



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Glasses
- ✓ Flue
- ✓ Lift
- ✓ Mosquito Nets
- ✓ Optic Fiber
- ✓ Pedestrian Crossing
- ✓ Safe
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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