

Code: [V002989](#)

## RARE TWO-LEVEL ONE-BEDROOM APARTMENT WITH LAKE VIEW IN THE HEART OF DESENZANO IN DESENZANO DEL GARDA

Via Mazzini 60 Desenzano del Garda BS Italia

**SALE**  
**275.000€**

Beds 1 Bathrooms 1 Commercial 74 mq

### DESCRIPTION:

In the historic centre of Desenzano del Garda, along one of the city's most sought-after streets, this two-level one-bedroom apartment occupies the second floor of a 19th-century building with only ten residential units. The setting preserves the charm of its period: the historic façade, the well-kept internal courtyard and the original staircase reflect the identity of a rare building within the central fabric of Desenzano. The street is accessible by car, yet traffic remains very limited, mainly reserved for residents. The apartment measures approximately 80 sqm and is in very good condition. The entrance opens onto the living area with fully equipped open-plan kitchen, a bright space where the lake view enters naturally and becomes part of everyday life. On the same level there is a windowed bathroom. The internal staircase leads to the upper level, dedicated to the double bedroom. Exposed beams give character to the room, while the second lake view adds depth and natural light to the sleeping area. Finishes include ceramic flooring, wooden window frames, independent underfloor heating, hot/cold split units and air conditioning. The furniture is included in the sale. The location allows easy access to the historic centre, services, the lake and the railway station. The possibility of renting an internal parking space completes the property, a valuable feature in this area of the city. Currently rented with excellent profitability, it is a solution designed for investors, couples and those looking for a holiday home in the most authentic heart of Desenzano.

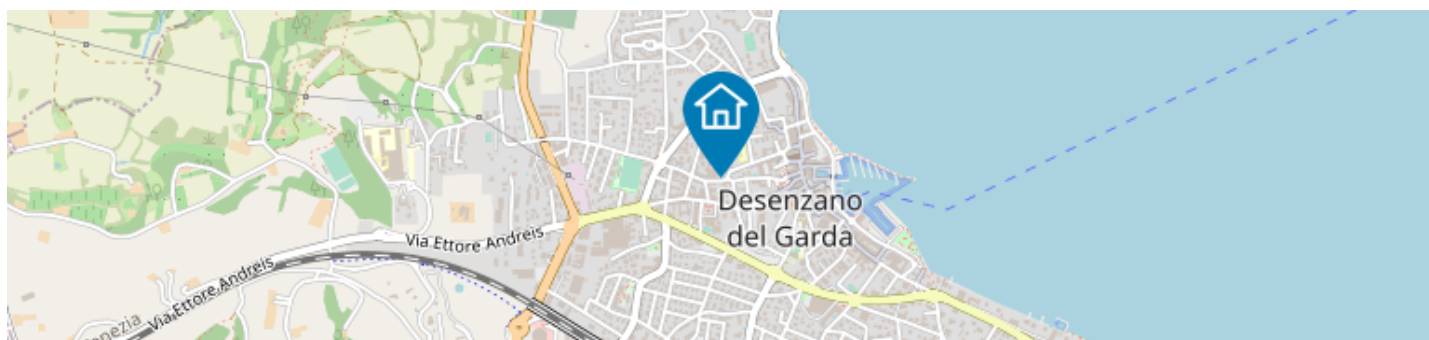
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> F	<b>Minimum IPE:</b> 425,61	<b>Heating:</b> Independent	<b>State:</b> Good
<b>Grade:</b> Medio	<b>Position:</b> Center	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 3	<b>Floor:</b> 2	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 2
<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> 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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