



Code: [V002999](#)

TWO-BEDROOM APARTMENT WITH SPACIOUS TERRACE, 150 METERS FROM THE LAKE AND BEACH IN SIRMIONE

Via Mazzarona 6 Sirmione BS Italia

SALE
415.000€

Beds Bathrooms Commercial

 2  1  69 mq

DESCRIPTION:

Lugana is one of the most appreciated locations on Lake Garda, known for its renowned DOC wines, its proximity to the beaches of Sirmione, and its high quality of life throughout the year. In the heart of this Lake Garda setting, just 150 meters from the lake and the local beach of the same name, this two-bedroom apartment is located on the first floor of a well-maintained residence with a communal swimming pool and lift. The interiors are connected through large French windows to the spacious, livable terrace: an ideal space for outdoor lunches and dinners, relaxing moments, or simply enjoying the sunset light thanks to the west-facing exposure. The internal layout includes a living room with open-plan kitchen, two bedrooms, bathroom, hallway, and spacious terrace. The location is one of the property's main strengths: within just a few minutes' walk, you can reach the beaches of Sirmione, the lakeside promenades, the Lugana DOC vineyards, and the cycle path that runs through and connects some of the most charming locations around Lake Garda. Garage and cellar are located on the basement level; the uncovered parking space is on the ground floor, outside the complex. An ideal solution both as a holiday home and as a real estate investment in one of the most sought-after areas of Lake Garda.

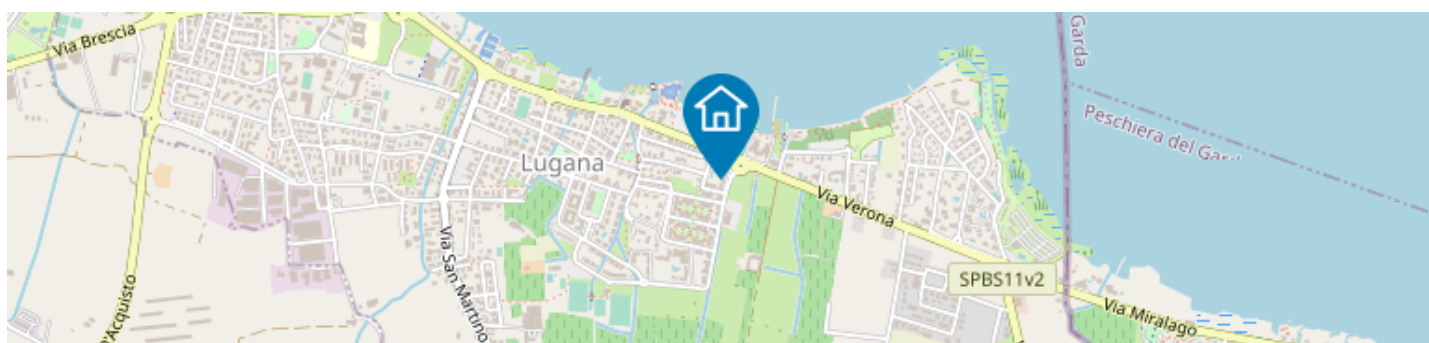
ADDITIONAL INFORMATION

Energy Rating: B	Minimum IPE: 49,88	Heating: Independent	State: Perfect Conditions
Grade: Medio	Position: Lake	View: Open View	Orientation: -
Rooms / Locals: 3	Floor: 1	Building Floors: 3	Internal Levels: 1
Garage: 1	Mq Garage: 15	Parking Space: 1	Terraces: 1
Mq Terraces: 12	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: Common	Kitchen: Open Kitchen	Furniture: Half Furnished	Annual Expenses: 1800



ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Lift
- ✓ Outdoor Tables
- ✓ Pool
- ✓ Security Door
- ✓ Video Intercom



Discover more
Point here your smartphone