



Code: [V003055](#)

THREE-ROOM APARTMENT IN ENERGY CLASS A4 WITH PORCH AND TWO PRIVATE GARDENS IN DESENZANO DEL GARDA

Via Zeneroni Desenzano del Garda BS Italia

SALE
305.508€

Beds Bathrooms Commercial
 2  2  70,87 mq

DESCRIPTION:

In the heart of San Martino della Battaglia, just a few steps from the central square and all main services, we offer an elegant three-room ground-floor apartment, set within a modern residential development and built according to high energy-efficiency standards. The property is sold under an Italian regulated housing agreement ("edilizia convenzionata"), with a sale price subject to the maximum price established in accordance with the applicable agreement. An ideal solution for those looking for a contemporary, comfortable and functional home, with the significant added value of pleasant private outdoor spaces. The property features a covered porch overlooking the front garden, perfect for creating an outdoor dining or relaxation area, as well as a second private garden at the rear, providing additional outdoor space and greater privacy. The entrance opens onto a bright living area consisting of a spacious living room with open-plan kitchen, directly connected to the outdoor areas. The sleeping area includes one double bedroom, a second bedroom and two bathrooms, with a layout designed to ensure comfort and functionality. The property is completed by a double garage and a cellar, practical ancillary spaces that further enhance the functionality of the home. Particular attention has been paid to living comfort and energy efficiency. The building is rated Energy Class A4 and is equipped with modern technologies, including underfloor heating, a hybrid system combining a natural gas boiler with a heat pump, and a photovoltaic system. A modern and efficient home combining well-designed interiors, generous private outdoor areas, technology and convenient access to local services. The sale is subject to the regulations governing "edilizia convenzionata" and to the applicable regulated sale price. Further information regarding the agreement and the conditions of sale is available at our office.

ADDITIONAL INFORMATION

Energy Rating: A4	Minimum IPE: -	Heating: Central	State: Under Construction
Grade: Medio	Position: Center	View: -	Orientation: -
Rooms / Locals: 3	Floor: -	Building Floors: 2	Internal Levels: 1
Garage: 1	Mq Garage: 35,25	Parking Space: 1	Terraces: -
Mq Terraces: -	Balconies Mq: -	Arcades: 1	Mq Arcades: 14,71
Garden: Private	Kitchen: Eat-In Kitchen	Furniture: Not Furnished	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning ✓ Data Network ✓ Electric Gate ✓ Electric Shutters ✓ Lift
- ✓ Mosquito Nets ✓ Photovoltaic System ✓ Satellite System ✓ Security Door ✓ Solar Panels
- ✓ Video Intercom



Discover more
Point here your smartphone