



Code: [V003056](#)

MODERN FOUR-ROOM APARTMENT IN ENERGY CLASS A4 ON THE FIRST FLOOR IN DESENZANO DEL GARDA

Via Zeneroni Desenzano del Garda BS Italia

SALE
345.853€

Beds Bathrooms Commercial
 3  2  79,06 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 four-room apartment on the first floor, 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, characterised by well-designed interiors and pleasant outdoor spaces. The entrance opens onto a bright living area consisting of a spacious living room with open-plan kitchen, enhanced by the presence of two balconies, which provide natural light and pleasant outdoor access from the living spaces. The sleeping area includes one double bedroom, a second bedroom, a third bedroom and two bathrooms, offering versatile spaces suitable for the needs of a family. Two of the bedrooms also have access to a shared terrace, which directly connects them and provides an additional outdoor area to enjoy during the warmer months. 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 outdoor spaces, 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: 4	Floor: 1	Building Floors: 2	Internal Levels: 1
Garage: 1	Mq Garage: 29,58	Parking Space: 1	Terraces: 1
Mq Terraces: -	Balconies Mq: 27,96	Arcades: -	Mq Arcades: -
Garden: No	Kitchen: Open 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



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