abitare il Garda
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Code: V003091

END-UNIT TWO-BEDROOM APARTMENT WITH PRIVATE GARDEN, JUST 550 METERS FROM THE BEACH IN MANERBA DEL GARDA

Via Manzoni 25 Manerba del Garda BS Italia

SALE
445.000€

Beds	Bathrooms	Commercial	Garden
2	1	77 mq	120 mq

DESCRIPTION:

There are places where the landscape and everyday life come together naturally. Manerba del Garda, in the heart of the Valtenesi region, is one of them: a place where green hills meet the waters of the lake, surrounded by beaches, small harbours and nature trails. Just 550 meters from the property lies La Romantica Beach, one of the most popular stretches of shoreline in the area. A short distance away is Porto Torchio, with its boats, restaurants and lakeside promenades. Then there is the Rocca di Manerba, with its scenic trails and panoramic views revealing one of the most distinctive corners of Lake Garda. This setting invites you to embrace life outdoors, whether enjoying a swim in the lake, taking a walk along the shore or dining at one of the local restaurants, with the pleasure of having it all close to home. Set within these surroundings, the property is part of a well-maintained residential complex with a communal swimming pool. This end-unit, two-bedroom apartment occupies a ground-floor position, with three open sides, and features a spacious private garden and covered porch that perfectly capture the area's outdoor lifestyle. The covered porch becomes a natural extension of the home, an inviting space for outdoor lunches and dinners or simply relaxing moments surrounded by greenery. The communal swimming pool is located at a comfortable distance from the property, allowing residents to enjoy this amenity while preserving the peace and privacy of their own outdoor spaces. The interior is arranged entirely on one level and comprises a living area with open-plan kitchen, a double bedroom, a second bedroom and a bathroom with a window. The property also includes a spacious garage on the basement level, providing room for a car as well as bicycles, motorcycles and other equipment. A home where private outdoor spaces and the surrounding landscape complement one another, offering the freedom to choose each day between your own garden, the swimming pool, the beaches and everything that makes life on Lake Garda so special.

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ADDITIONAL INFORMATION

Energy Rating: D	**Minimum IPE:** 176,95	**Heating:** Independent	**State:** Perfect Conditions
Grade: Medio	**Position:** Lake	**View:** Garden View	**Orientation:** -
Rooms / Locals: 3	**Floor:** -	**Building Floors:** 2	**Internal Levels:** 1
Garage: 1	**Mq Garage:** 20	**Parking Space:** -	**Terraces:** -
Mq Terraces: -	**Balconies Mq:** -	**Arcades:** 1	**Mq Arcades:** 14
Garden: Private	**Kitchen:** View Kitchen	**Furniture:** Furnished	**Annual Expenses:** 1000



ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Pool
- ✓ Theft Protection
- ✓ Video Surveillance



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