abitare il Garda
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+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it







Code: V003112

TWO-BEDROOM APARTMENT WITH PRIVATE GARDEN IN A NEW RESIDENCE WITH POOL IN PESCHIERA DEL GARDA

Via Bell'Italia Peschiera del Garda VR Italia

SALE
625.000€

Beds	Bathrooms	Commercial	Garden
2	2	84,91 mq	11,76 mq

DESCRIPTION:

Just 200 metres from Porto delle Fornaci in Peschiera del Garda, within a newly built residential complex comprising only eleven residences and a swimming pool, this ground-floor apartment stands out for its private outdoor spaces and the comfort of contemporary living just a short walk from the lake. The property welcomes you into a bright living area featuring a lounge with an open-plan kitchen and direct access to a spacious covered patio. This inviting outdoor space naturally extends the interiors towards the private garden, creating the perfect setting for al fresco dining, relaxation and enjoyable evenings with family and friends. The sleeping area comprises a master bedroom with an en-suite bathroom, a second double bedroom and an additional bathroom. The interiors are thoughtfully arranged to ensure functionality and comfort, making the property equally suitable as a permanent residence or a holiday home on Lake Garda. The private garden is the heart of the property: a green retreat to enjoy throughout the seasons, offering tranquillity and privacy without sacrificing proximity to the lake and everyday amenities. Rated A4 for energy efficiency, the residence features underfloor heating, a heat pump system, mechanical ventilation and air conditioning. Premium porcelain stoneware flooring, white PVC window frames and electric roller shutters complete the finishes. A double garage and the communal swimming pool further enhance the property, conveniently located near shops, supermarkets, a pharmacy, schools and cycle paths. A home that combines the comfort of a newly built residence with the pleasure of living on Lake Garda, surrounded by the freedom of your own private garden.

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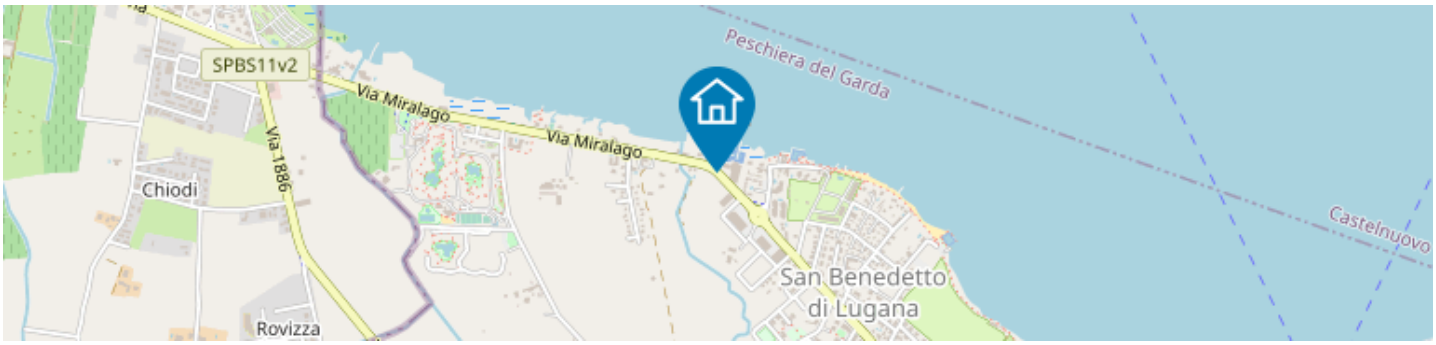
ADDITIONAL INFORMATION

Energy Rating: A4	**Minimum IPE:** -	**Heating:** Independent	**State:** Under Construction
Grade: Elegant	**Position:** Lake	**View:** Garden View	**Orientation:** -
Rooms / Locals: 3	**Floor:** -	**Building Floors:** 2	**Internal Levels:** 1
Garage: 1	**Mq Garage:** 20,98	**Parking Space:** -	**Terraces:** -
Mq Terraces: -	**Balconies Mq:** -	**Arcades:** 1	**Mq Arcades:** 9,23
Garden: Private	**Kitchen:** Open Kitchen	**Furniture:** Not Furnished	**Annual Expenses:** -



ACCESSORIES

- Air Conditioning
- Automotive Passage
- Condominium Park
- Data Network
- Double Glasses
- Electric Gate
- Electric Shutters
- Home Automation System
- Lift
- Pedestrian Crossing
- Photovoltaic System
- Pool
- Satellite System
- Security Door
- Solar Panels
- Video Intercom



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