GARDA HOME
SERVIZI IMMOBILIARI

Cod: V27 b1
Apartment in Vendita a Desenzano del Garda - € 235.000,00

Caratteristiche:

Tipology:	Apartment	Area:	65 mq
Property code:	V27 b1	Rooms:	2
Contract:	For sale	Bath:	1
Place:	Desenzano del Garda	Energy class:	A3
price:	**€ 235.000**	IPE:	15.00 kWh/m2anno

Descrizione: Set within a newly developed residential complex; featuring a modern yet rustic style with exposed stone and brickwork.

This elegant and spacious flat has access from a private garden and is situated entirely on the ground floor. A bright living room with an open-plan kitchen, and a hallway fitted with cupboards to house a washing machine and tumble dryer, leads to the bathroom with a window and the double bedroom.

The property is situated within an exclusive complex characterised by traditionally designed buildings with ventilated roofs clad in traditional tiles, and refined architectural details such as exposed brick and stone features; the green pergolas lend charm and elegance to the private entrances. Each unit benefits from a private garden, perfect for socialising or relaxing in the open air.

The residence, which features a communal swimming pool shared by just a few units, also offers two private uncovered parking spaces. The homes are also equipped with rooftop solar panels to maximise the energy efficiency of the underfloor heating and are pre-wired for air conditioning. Provision will also be made for the installation of an electric car charging point.

Its strategic location offers quick access to both Lonato del Garda and Desenzano del Garda. Schools, supermarkets, public parks and all essential amenities are in the immediate vicinity. Furthermore, the beautiful hilly area offers walks through fields, vineyards and olive groves, as well as easy access to the famous Maguzzano Abbey, which can be reached on foot or by bike.

This property is the ideal choice both as a primary residence and as a property investment, thanks to its high-quality construction, extremely low energy consumption and contemporary style, set amidst greenery yet close to the heart of the town.
It represents the perfect opportunity for those wishing to live in peace and quiet without sacrificing the convenience

of local amenities and the area's natural beauty.

The finishings are of an excellent standard, with the option to choose materials and the internal layout.
Handover is scheduled f[illegible]

The photos show some examples of the excellent finishings available as per the specifications.

For further information, please contact us at the office on 0309120534.

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