

**Apartment
Colombare
€ 405.000 negotiable
Ref. 33091021-100**



123 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

Ref: EG-021-100

In Lugana di Sirmione, in a strategic location and excellent residential area, we offer a rare, very spacious four-room apartment with a private garden, just a 3-minute walk from the lakeside promenades, activities, shops, and all kinds of services.

The apartment is located in an elegant building, consisting of only 8 residential units and with low condominium fees (80 euros per month).

The apartment has been partially renovated by the owner, with new flooring, updated bathrooms, plumbing, and a condensing boiler. Renewing the furnishings and windows will create a splendid apartment.

Direct entrance into the spacious and bright open-plan living area, with a large, fully equipped open-plan kitchen and a French window leading to a private 15m2 outdoor patio, perfect for breakfast.

Through the hallway you reach the sleeping area consisting of 2 large double bedrooms, a large single bedroom connected to the 130 m2 garden and two elegantly renovated bathrooms.

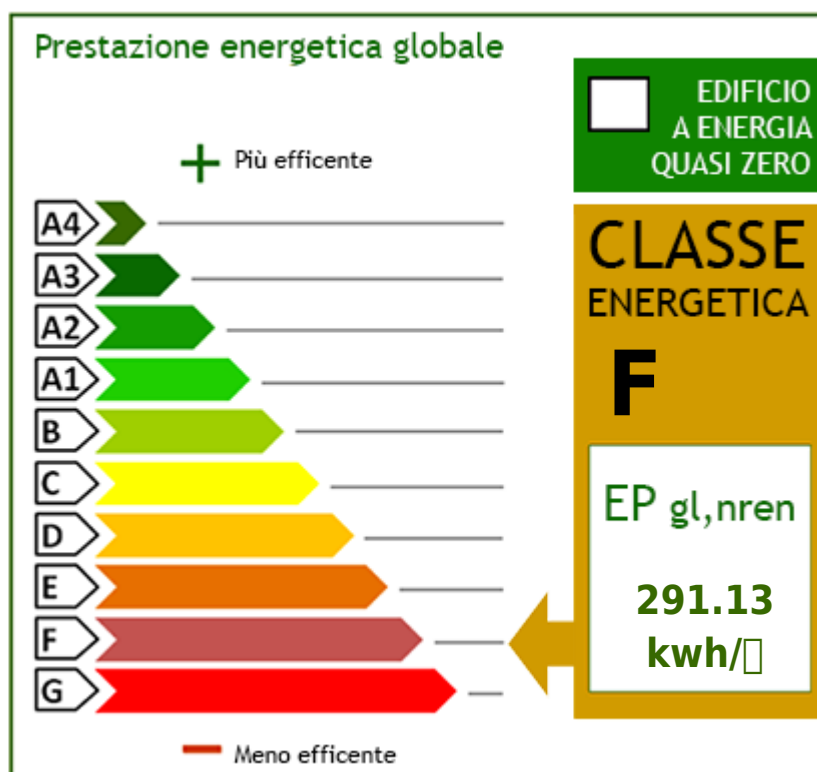
The property includes a large cellar and a single garage.

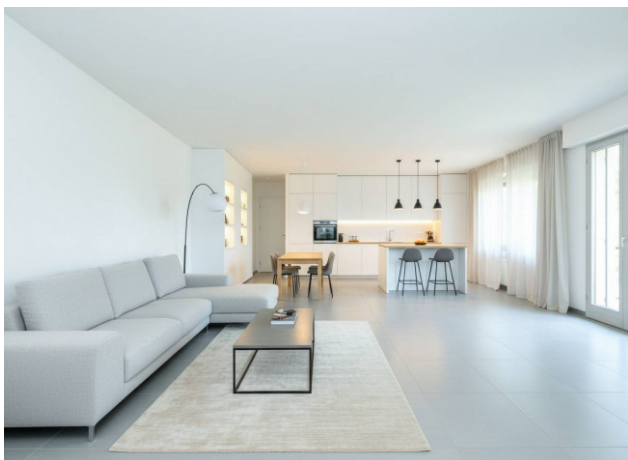
Ample parking in front for visiting friends and relatives.

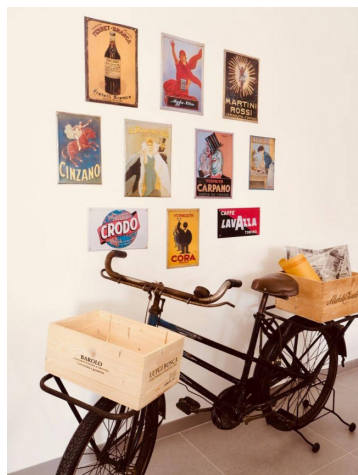
Location, size, quality and price all in one solution!

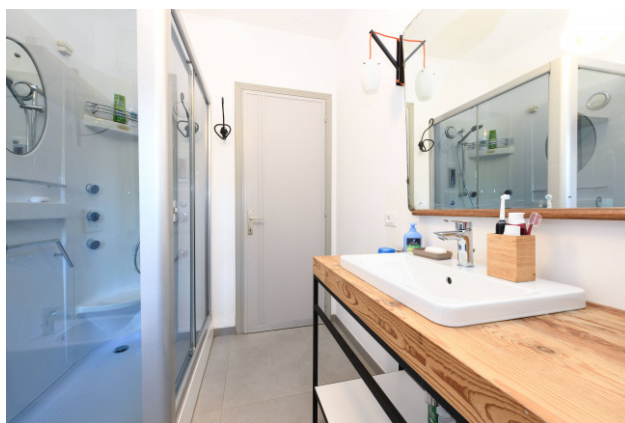
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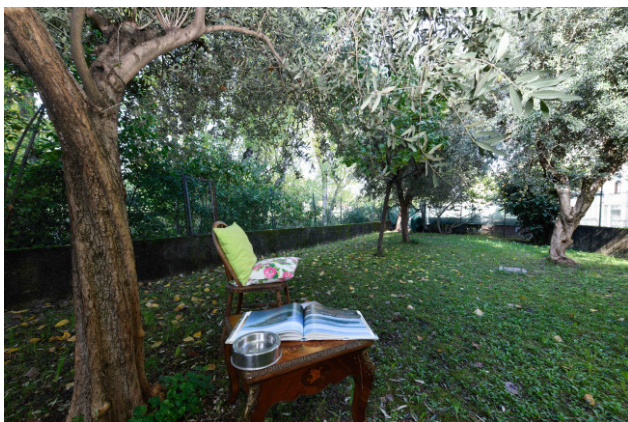
Address: VIA SAN MARTINO DELLA BATTAGLIA	Bedrooms: 3
Bathrooms: 2	Rooms: 4
State of Preservation: Good	Level: Ground Floor
Total Floor: 2	Indipendent heating: Indipendent
Lift: Yes	Year built: 1990
Current Status: Free for the notarial deed	Building Costs: € 80
Balconies: Present, 4 sq.m.	Garden: Private, 150 sq.m.
Sea Distance: 100 meter	Kitchen: Open kitchen
Box: Single	Pets Allowed: Yes





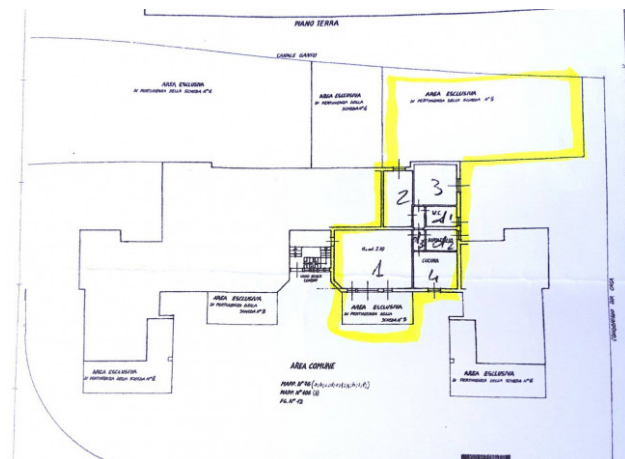






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