Edilfin srl
via Giorgio Strehler 19 - 25080 Manerba del Garda
Phone number 0365551761

Apartment
€ 459.000
Ref. 33091022-268

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

Ref: DM-022-268
Prestigious Apartment with Private Garden In an exclusive setting on the border between Desenzano del Garda and Maguzzano, surrounded by a scenic park, we offer for sale a refined apartment located on the ground floor of a villa converted from a farmhouse, renovated in 2021. The property, which extends over approximately 175 square meters, features spacious and bright rooms, high-quality finishes, and private outdoor spaces that ensure privacy and relaxation. The welcoming and well-designed entrance leads to a generously sized hallway, ideal for a walk-in closet or elegant reception area. The living area is served by a designer bathroom with Philippe Starck fixtures and a convenient separate laundry room. The heart of the home is a spacious living area, seamlessly connected to the eat-in kitchen. From here, there is direct access to the exclusive courtyard of approximately 100 square meters, a private oasis ideal for al fresco dining, relaxing, or enjoying the tranquility of the surrounding park. The sleeping area includes a master bedroom with a private bathroom and shower, a second bathroom with a window and shower, and an additional bedroom. The rooms are enhanced by the abundant use of fine marble-including Bianco Carrara and Rosso Verona-which, along with the quality fixtures and meticulously crafted finishes, lend elegance and comfort to every space. The property also includes a cellar of approximately 8 square meters, a covered parking space, and an uncovered parking space within the shared courtyard. The apartment is nestled in an extremely exclusive setting: a park of approximately 6,000 square meters surrounds the property, featuring a large shared swimming pool, picnic area, irrigation well, and lake views from every corner of the garden. The common areas are finished with marble and glass details and also include a shared laundry area. Tranquility and nature are the key features, yet the location remains convenient to major transportation routes. A unique home, perfect for those seeking charm, quality, and a private residential setting with lake views.
This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject

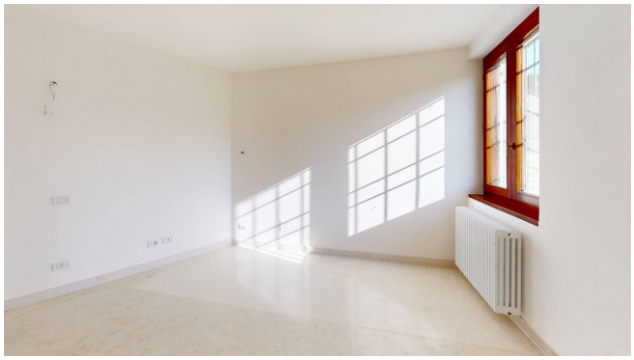
to change.

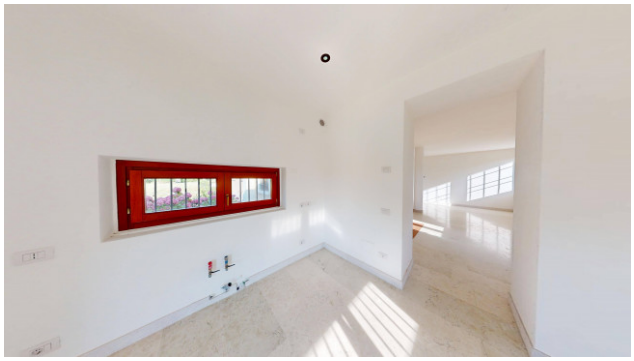
Certification

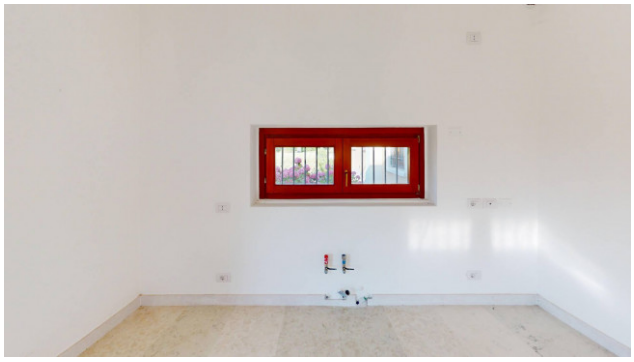
Energy Class: E

Property details

Address: Località Brodazzo, 1	**Bedrooms**: 2
Bathrooms: 3	**Rooms**: 4
State of Preservation: Restored	**Level**: Ground Floor
Total Floor: 1	**Indipendent heating**: Central Heating
Parking: Carport	**Lift**: Yes
Year built: 1994	**Current Status**: Free for the notarial deed
Building Costs: € 400	**Garden**: Private
Sea Distance: 2.000 meter	**Kitchen**: Regular Kitchen
Box: Single	**Pets Allowed**: Yes







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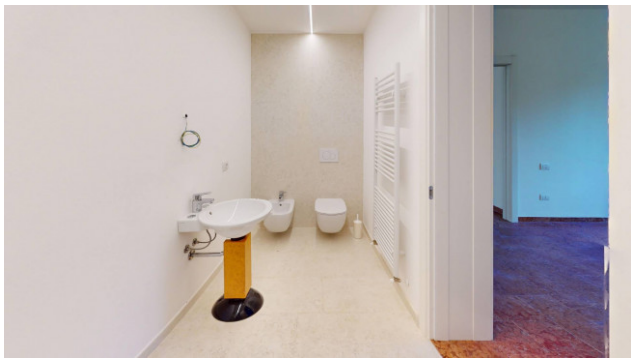

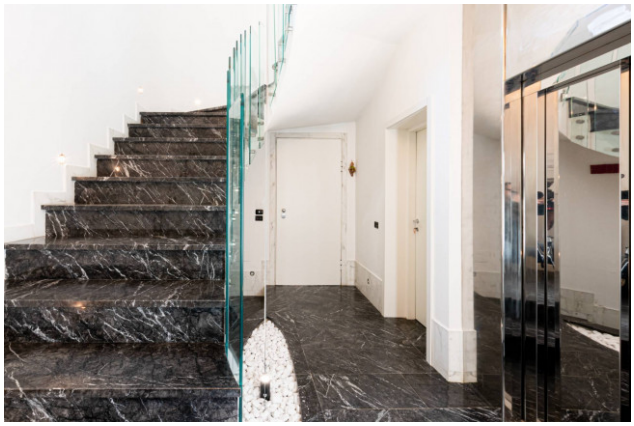

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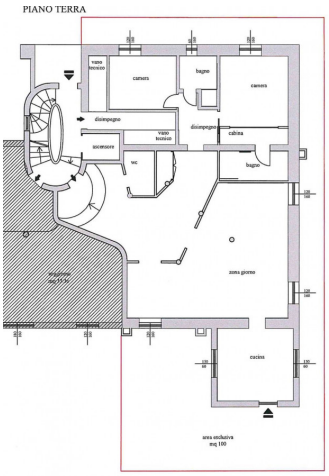

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