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

Apartment
Montinelle
€ 315.000
Ref. 33091073-22

60 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2

Ref: AB-073-22
Furnished apartment in a wonderful resort in Manerba del Garda.

Have you ever dreamed of living in a place surrounded by the beauty of Lake Garda?
Then let me introduce you to this beautiful apartment within a residence offering a wide range of amenities to make your stay unforgettable, in one of the most popular areas for its natural beauty and enchanting beaches!

For sale is a spacious and bright apartment within the elegant "Borgo del Torchio" complex, which extends over an area of approximately 30,000 square meters. Complete with all amenities, it is perfect for a family or group vacation.

The residence boasts a beautifully landscaped green area, 4 swimming pools with waterfalls and a large jacuzzi, 1 children's pool, lifeguard service, 3 tennis courts that can also be used for soccer, a playground, a kiosk/bar with large relaxation areas, concierge and security.

The pools within the resort are positioned on various levels and in various locations, to ensure enough space and tranquility for the resort's family guests.

The apartment is located on the first and top floor and is sold fully furnished and equipped, as shown in the photos. The welcoming interiors are perfect for those seeking a move-in ready home.
Upon entering the apartment, you'll find two spacious and bright rooms: a large living area with a splendid covered terrace overlooking the pools, perfect for relaxing al fresco dining, a double bedroom, and a comfortable bathroom with a window and washing machine.
A garage and a large cellar complete the offer.

The area is perfect for enjoying all the comforts without having to go too far from home.
Don't miss the opportunity to live in this apartment that combines comfort, beauty, and relaxation.

THE AREA
Manerba del Garda is a tourist town in the province of Brescia on the Lombardy shore of Lake Garda, very easy to reach.
By car: A4 Turin/Venice motorway, Desenzano exit and then follow the road signs towards Saḷ (8.30 km)
By train: The nearest train station is Desenzano, which is a few kilometers from Manerba.
By plane: Verona, Bergamo, and Brescia airports are within a 35 km radius and can be reached by expressways.

The town of Manerba is immersed in the greenery of the Valtenesi morainic hills, which, with their diverse attractions, transform a simple holiday into an adventure.
Manerba's 11 km-long beaches are well-maintained and well-equipped, and can satisfy all water sports enthusiasts, with plenty of free public beaches as well.
Lake Garda is enjoyable in every season, mysterious and romantic in winter, cheerful and super-serviced in summer.

Bars, restaurants, pedal boats and canoes for rent, sun loungers, umbrellas, changing rooms, and showers make the beach a true haven of relaxation and fun. Inland, magnificent farms offer unforgettable Garda olive oil, DOC wines already prized by the Romans, horseback riding, shady trattorias serving simple Mediterranean cuisine, and splendid golf courses.
Around Manerba del Garda there are many beautiful villages, towns, and castles that rival it in beauty and the hospitality of the locals.

The settlement is protected by the looming Rocca, a massive hill overlooking the lake, where a castle once stood. From this elevated position, the destination of a pleasant walk through a natural park, you can see much of Lake Garda and some of its islands.

This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Certification

Energy Class: D

Property details

Address: Via Del Torchio, 21	**Bedrooms**: 1
Bathrooms: 1	**Rooms**: 2
State of Preservation: Excellent	**Level**: 1
Total Floor: 1	**Indipendent heating**: Indipendent
Suitable for Students: Yes	**Year built**: 2007
Current Status: Free for the notarial deed	**Building Costs**: € 290
Terrace: Present, 15 sq.m.	**Garden**: Common, 30.000 sq.m.
Sea Distance: 800 meter	**Kitchen**: Open kitchen

Box: Single, 18 sq.m.

Pets Allowed: Yes

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PIANO PRIMO

PIANO INTERRATO

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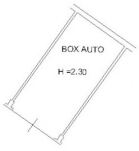

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