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

Apartment
Portese
€ 375.000
Ref. 33091022-284

117 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Ref: DM-022-284
THREE-ROOM APARTMENT WITH LAKE VIEW IN RESIDENCE WITH POOL AND TENNIS COURT

We are in PORTESE, a small and renowned hamlet of SAN FELICE DEL BENACO
100 metres from the port and 5 minutes by car from Saḷ.
We offer a spacious apartment with a splendid LAKE VIEW, located on the first and top floor. It comprises an entrance hall, eat-in kitchen, a spacious and bright living room with three windows offering stunning lake views, a hallway, a bathroom with shower, a large, fully renovated bathroom with window and bathtub, two generously sized double bedrooms, one with a lake view and one overlooking the park, and a closet. The apartment features marble and parquet flooring, PVC windows, and three air conditioning units.
New electrical system.
Located on the second and top floor, the solarium terrace of approximately 300 m2 is for the exclusive use of only 3 apartments served by the same staircase;
Stairlift for exclusive use, installed on a shared staircase;
The property for sale is located within a strategically located residence, just steps from the beach yet secluded and quiet even in summer. The complex comprises 26 apartments, 8 shops, 1 warehouse, 1 sports hall, and 20 covered parking spaces.

The building consists of 3 stairways, 3 floors above ground plus a basement used as a car park and served by a lift, and a shared courtyard used as a parking lot.
The property includes a convenient exclusive cellar of 10 m2 and an exclusive covered parking space of 12 m2;
The apartment alone has a surface area of 106 m2, plus a private parking space and cellar, as well as shared areas (swimming pool, park, tennis court, etc.).
LATEST WORK APPROVED AND IN PROGRESS: condominium facade, porch insulation, and portion of roof. AVAILABLE IMMEDIATELY.
This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Property details

Bedrooms: 2	**Bathrooms**: 2
Rooms: 3	**State of Preservation**: Good
Level: 1	**Total Floor**: 2
Indipendent heating: Indipendent	**Parking**: Carport
Lift: Yes	**No Barriers**: Yes
Current Status: Free for the notarial deed	**Building Costs**: € 160
Terrace: Present	**Garden**: Common
Sea Distance: 100 meter	**Kitchen**: Regular Kitchen

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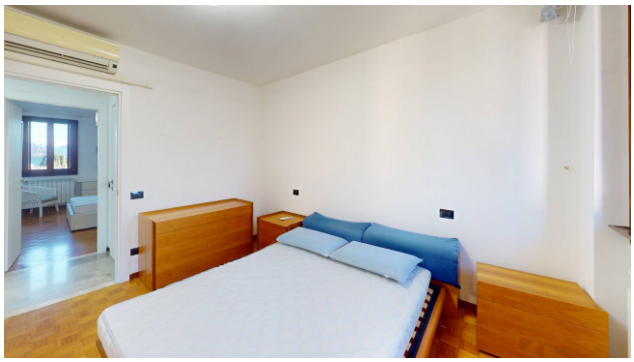

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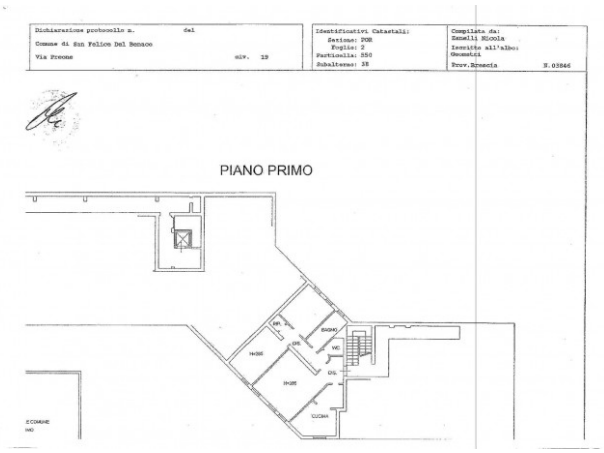

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